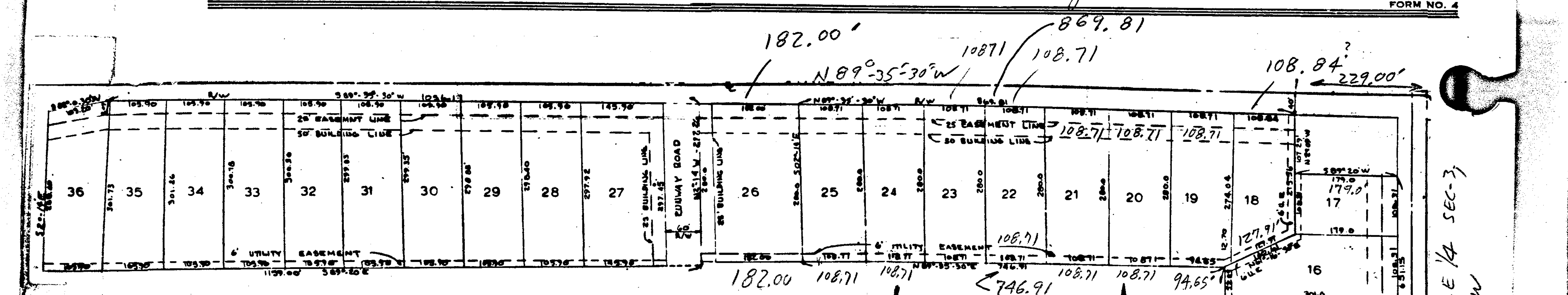
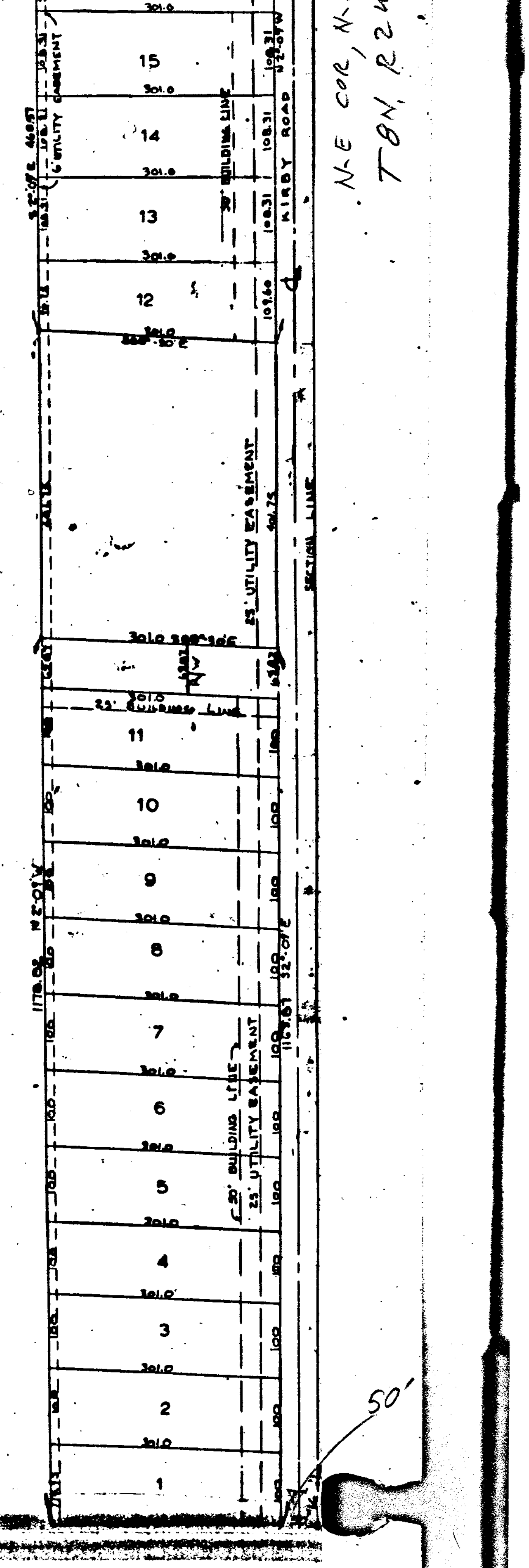
Airport
SEC3 T8N R2W

SEC- T.R.S, PG
(correction)

FORM NO. 4

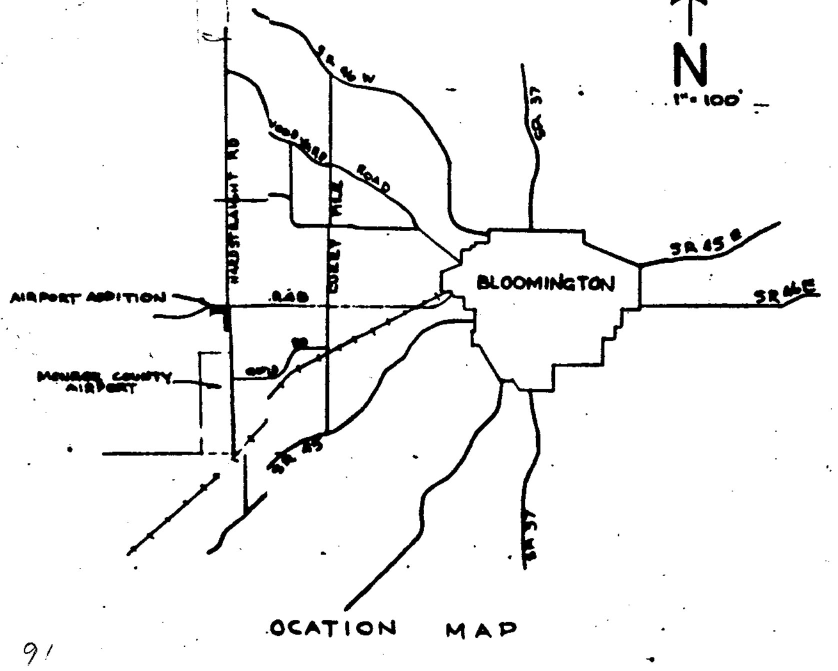

182.00'
N 89°-35'-30"W
869.81
108.71
108.71
108.84'?
229.00'
S89°-35'-30"W 1056.71
25' EASEMENT LINE
50' BUILDING LINE
36
35
34
33
32
31
30
29
28
27
RUNWAY ROAD
26
25
24
23
22
21
20
19
18
17
6' UTILITY EASEMENT
1159.00' S89°-20'E
182.00
108.71
108.71
746.91
108.71
108.71
94.65'
127.91'


N.E COR, N.E 1/4 SEC-3, T8N, R2W
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
KIRBY ROAD
25' UTILITY EASEMENT
25' BUILDING LINE
SECTION LINE
50'

AIRPORT ADDITION

SECTION ONE

15224


N
1" = 100'
SR 46 W
WOODYARD ROAD
CURRY PIKE
SR 37
BLOOMINGTON
SR 45 E
SR 46 E
AIRPORT ADDITION
MONROE COUNTY AIRPORT
SR 45
SR 37

LOCATION MAP

127.91
12.70
140.61

OWNER & SUBDIVIDER: ROBERT W FEE & MARY FEE
BLOOMINGTON, INDIANA

SOURCE OF TITLE: BOOK 181 - PAGE 363

SEC-1 = P.K. 5 pg 83 (correction)

DESCRIPTION

A part of the Northeast quarter of Section 3, Township 8 North, Range 2 West, in Monroe County, Indiana, described as follows: beginning at a point 229.00 feet West and 40.00 feet South of the Northeast corner of the said quarter and on the South right-of-way of State Road #48, thence South 89 degrees 35 minutes 30 seconds West along the said right-of-way for 869.81 feet; thence South 02 degrees 14 minutes East for 280.00 feet; thence North 89 degrees 35 minutes 30 seconds East for 746.91 feet; thence South 02 degrees 09 minutes East for 468.57 feet; thence South 88 degrees 30 minutes East for 301.00 feet; thence North 02 degrees 09 minutes West for 651.15 feet; thence South 89 degrees 20 minutes West for 179.00 feet; thence North 02 degrees 09 minutes West for 107.29 feet and to the point of beginning.

Also, beginning at a point that is 1056.71 feet West and 40.00 feet South of the Northeast corner of the said Northeast quarter and on the South right-of-way of State Road #48, thence South 89 degrees 35 minutes 30 seconds West along the said right-of-way for 1056.71 feet; thence South 82 degrees 00 minutes 30 seconds West along said right-of-way for 103.20 feet; thence South 02 degrees 14 minutes East for 288.40 feet; thence North 89 degrees 20 minutes East for 1159.00 feet; thence North 02 degrees 14 minutes West for 297.26 feet and to the point of beginning.

Also, beginning at a point that is 50.00 feet West and 66.00 feet South of the Southeast corner of the said Northeast quarter; thence South 88 degrees 39 minutes for 301.10 feet; thence North 02 degrees 09 minutes West for 1178.82 feet; thence South 88 degrees 30 minutes East for 301.0 feet; thence South 02 degrees 09 minutes East for 1163.87 feet and to the point of beginning. Containing in all three parcels 26.15 acres more or less.

Under authority provided by Chapter 174, Acts of 1947, enacted the the General Assembly of the State of Indiana, and all acts amendatory hereto and ordinance adopted by the Board of County Commissioners of the County of Monroe, Indiana, this plat was given approval by the County Plan Commission as follows:

Approved by the County Plan Commission at a meeting held Aug. 20 1968

President

Secretary Fritz Ryan

In Witness whereof: Twobob Incorporated

Attest: Mary W. Fee
Mary W. Fee Secretary

Robt W Fee
Robert W. Fee President

State of Indiana
County of Monroe

Before me the undersigned, a notary public in and for the said county and state, appeared Robert W. Fee and Mary W. Fee to me well known to be president and secretary respectively of Twobob, Inc. an Indiana corporation, and acknowledged the execution of the above and foregoing plat as its and their voluntary act and deed for the uses and purposes therein expressed.

Notary Public

My commission expires February 15, 1972

I, Raymond Graham, hereby certify that I am a profession engineer and land surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed under my surveillance.

Raymond Graham
Raymond Graham-RPE 8409

RECORDED
At 3:30 O'clock P.M.

DEC 23 1968

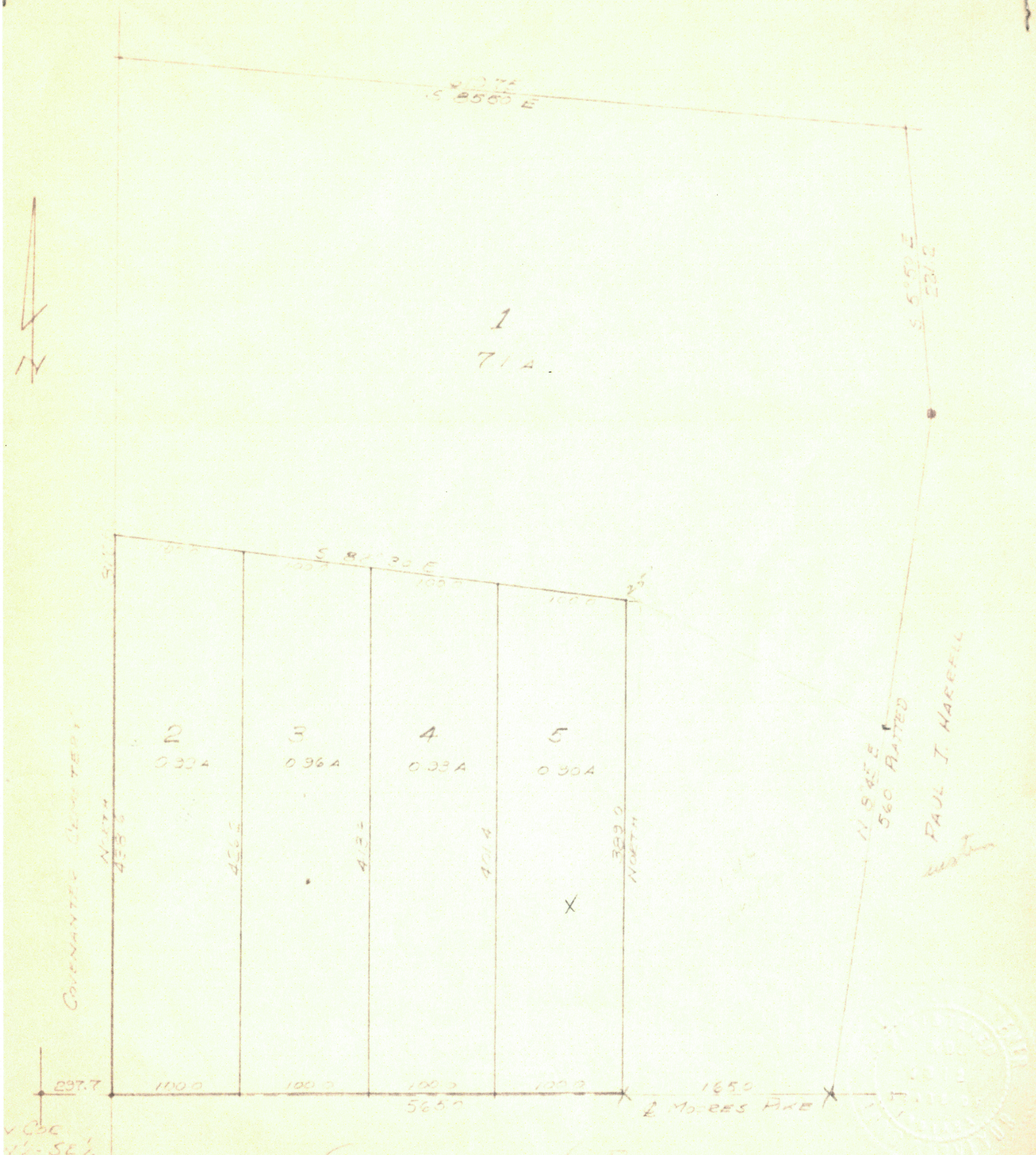
Earl Sutherlin
RECORDER MONROE CO., IND.

DULY ENTERED FOR
TAXATION

DEC 23 1968

Auditor Monroe County, Ind.

RSID003143


410.7?
S 85.50 E
S 5°50' E
227.2
N
1
7.1 A
S 82°30' E
100.0
100.0
100.0
100.0
2
0.93 A
3
0.96 A
4
0.93 A
5
0.90 A
NORTH
438.6
426.5
413.5
401.4
389.0
NORTH
COVENANTER CEMETERY
N 8°45' E
560 PLATTED
PAUL T. HARRELL
297.7
100.0
100.0
100.0
100.0
565.0
165.0
℄ MOORES PIKE
V COR
¼ - SE¼
8-9N 1W

SUBDIVISION OF PART
OF
SOUTHWEST QUARTER OF
SOUTHEAST QUARTER OF
SEC 9 TWP 9N R1W
MONROE COUNTY, INDIANA

Robert D Brummer

Per_O05

Maxwell Manors
SEC 3 T8N R1W

Book 2
page 220

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.

1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

221435

DESCRIPTION
Job #0011
Maxwell Manors Addition
Lots 123, 124 & 125

Lot Number 125 in MAXWELL MANORS, a sub-division of Seminary Lots 111, 112, 113 and 114, situated in the Southeast Quarter of Section Number 4 and of Seminary Lot Number 133, situated in the Southwest Quarter of Section Number 3, all in Township 8 North, Range 1 West, in Monroe County, Indiana.

ALSO, Lot Number 124 in MAXWELL MANORS, a sub-division of Seminary Lots Number 111, 112, 113 and 114, situated in the Southeast quarter of Section Number 4 and of Seminary Lot Number 133, situated in the Southwest Quarter of Section Number 3, all in Township 8 North, Range 1 West, in Monroe County, Indiana, EXCEPTING THEREFROM the following: Beginning at the Southeast corner of said Lot Number 124, thence running North along the East line of Lot 124 and the West line of Lot 123 for a distance of 75 feet; thence West 6 feet; thence South and parallel to the East line of said Lot 124 and the West line of Lot Number 123 seventy five (75) feet and to the South line of said Lot Number 124; thence East 6 feet and to the place of beginning.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

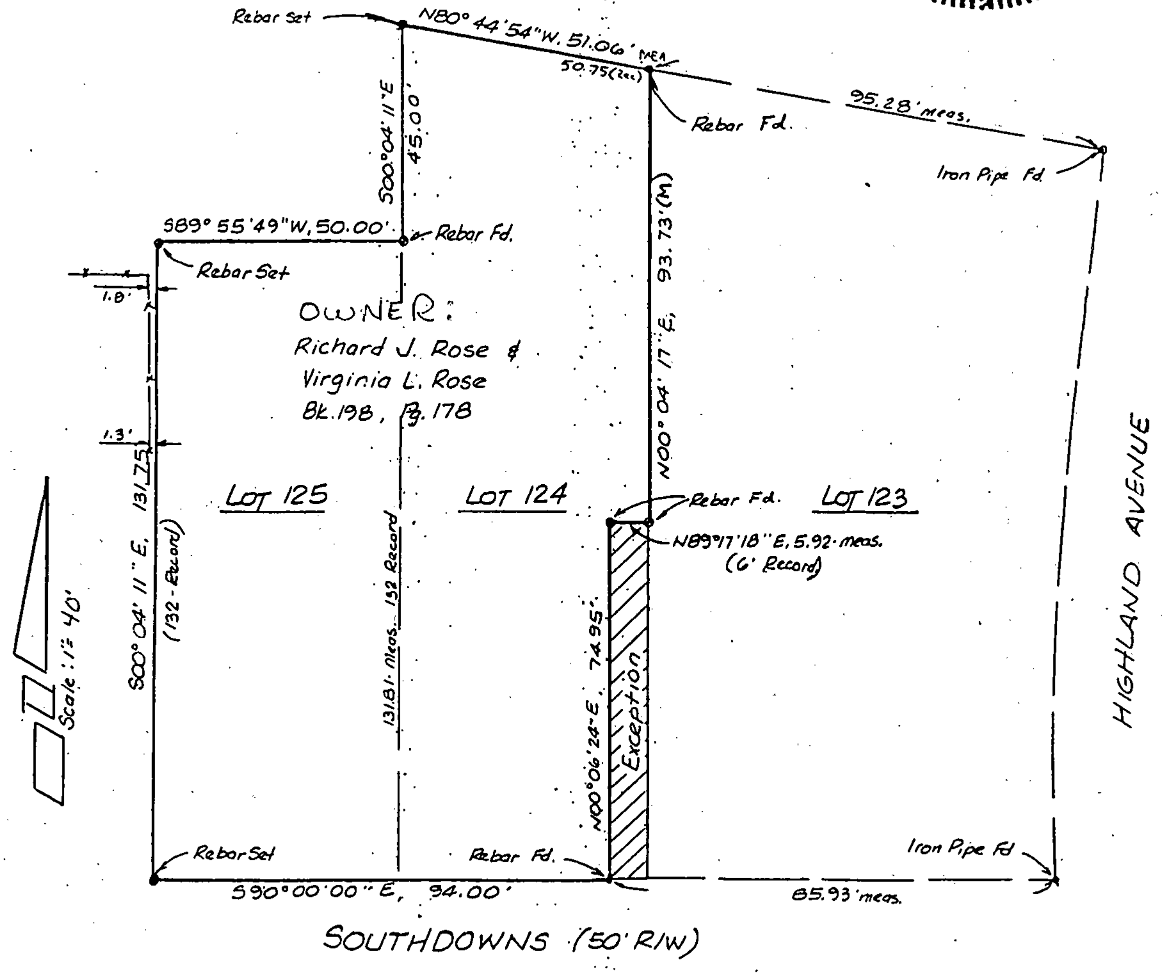
Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was prepared in office from record information either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 8th day of December, 1992.

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

No. LS80900014

RECORDED
A.M. 2:05 P.M.
DEC 15 1992
RECORDER MONROE CO., IN


Rebar Set
N80° 44'54"W, 51.06' MEA
50.75(rec)
S00°04'11"E 45.00'
Rebar Fd.
95.28' meas.
Iron Pipe Fd.
S89° 55'49"W, 50.00'
Rebar Fd.
Rebar Set
1.8'
OWNER:
Richard J. Rose &
Virginia L. Rose
Bk. 198, Pg. 178
N00°04'17"E, 93.73'(M)
1.3'
S00°04'11"E, 131.75'
(132-Record)
LOT 125
LOT 124
LOT 123
131.81 Meas. 132 Record
Rebar Fd.
N89°17'18"E, 5.92 meas.
(6' Record)
N00°06'24"E, 74.95'
Exception
HIGHLAND AVENUE
Scale: 1"= 40'
Rebar Set
Rebar Fd.
Iron Pipe Fd
S90°00'00"E, 94.00'
85.93' meas.
SOUTHDOWNS (50' R/W)

BK2 pg 221

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.

1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

Survey Report
Rose Boundary
Job #0011

In accordance with **Title 864, Article 1.1, Chapter 13, Section 1 through 34** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of Virginia Rose.

The survey is Lot 125 and part of Lot 124 in Maxwell Manors Addition to the City of Bloomington, Monroe County, Indiana.

The deed (Book 198, page 178) is in the name of Virginia L. & Richard J. Rose.

Corners Found:
Northeast corner of Lot 125.
Northeast corner of Lot 124.
The Northeast, Northwest and Southwest corners of the described 6' exception.
Northeast and Southeast corner of Lot 123.

Deed Analysis:
No errors were found in the recorded deed. There was a discrepancy of 0.31' in the north line of Lot 124 with what is platted and what mathematically computes.

Establishment of Lines:
The west line of Lot 125 was set at record distance from existing monuments found on Lot 124 and Northeast corner of Lot 125.

The south line of Lots 124 and 125 was set at record distance and prolongation of line from monuments found at Southeast corner of Lot 123 and 6' exception of Lot 124.

The north line of Lot 124 was set by existing monument and placement of the Northwest corner at record and angle and distance from monument at the Northeast corner of Lot 125.

The east line of Lot 124 was established by existing monuments.

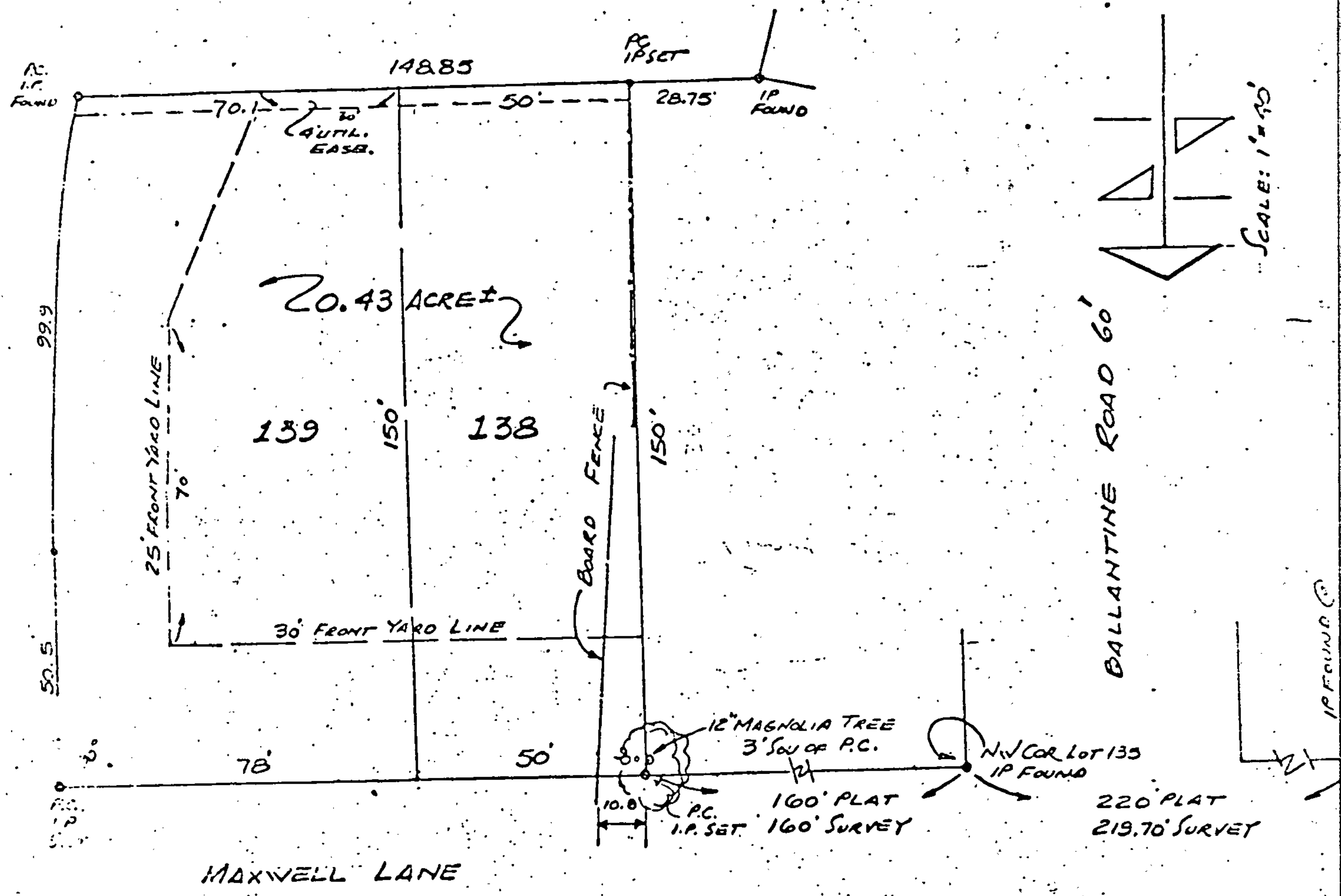
As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments, 0.40'.

Due to *discrepancies* in the plat of the subdivision, 0.31'.

Due to *inconsistencies* in lines of occupation (fences as shown on this survey), 1.3'-1.8'.

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603


P.C. I.P. FOUND
148.85
P.C. IP SET
28.75'
IP FOUND
70.1
50'
5' UTIL. EASE.
99.9
50.5
HIGHLAND AVE. 60'
20.43 ACRE±
139
150'
138
150'
25' FRONT YARD LINE
70'
BOARD FENCE
30' FRONT YARD LINE
BALLANTINE ROAD 60'
SCALE: 1"=40'
12" MAGNOLIA TREE
3' SOU OF P.C.
N.W. COR LOT 135
IP FOUND
IP FOUND
78'
50'
10.8
P.C. I.P. SET
P.C. I.P.
160' PLAT
160' SURVEY
220' PLAT
219.70' SURVEY
MAXWELL LANE

Survey Plat
Lots 138 & 139 in Maxwell Manors
Bloomington, Indiana
August 14, 1974

Perry City
C. Weimber

ROBERT W. BRUNNEMER
6812

Robert W. Brunnemer

Claire Weimber

9/

Sec 4 + Sec 3 DR 5 Pg 97

8N 1W

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

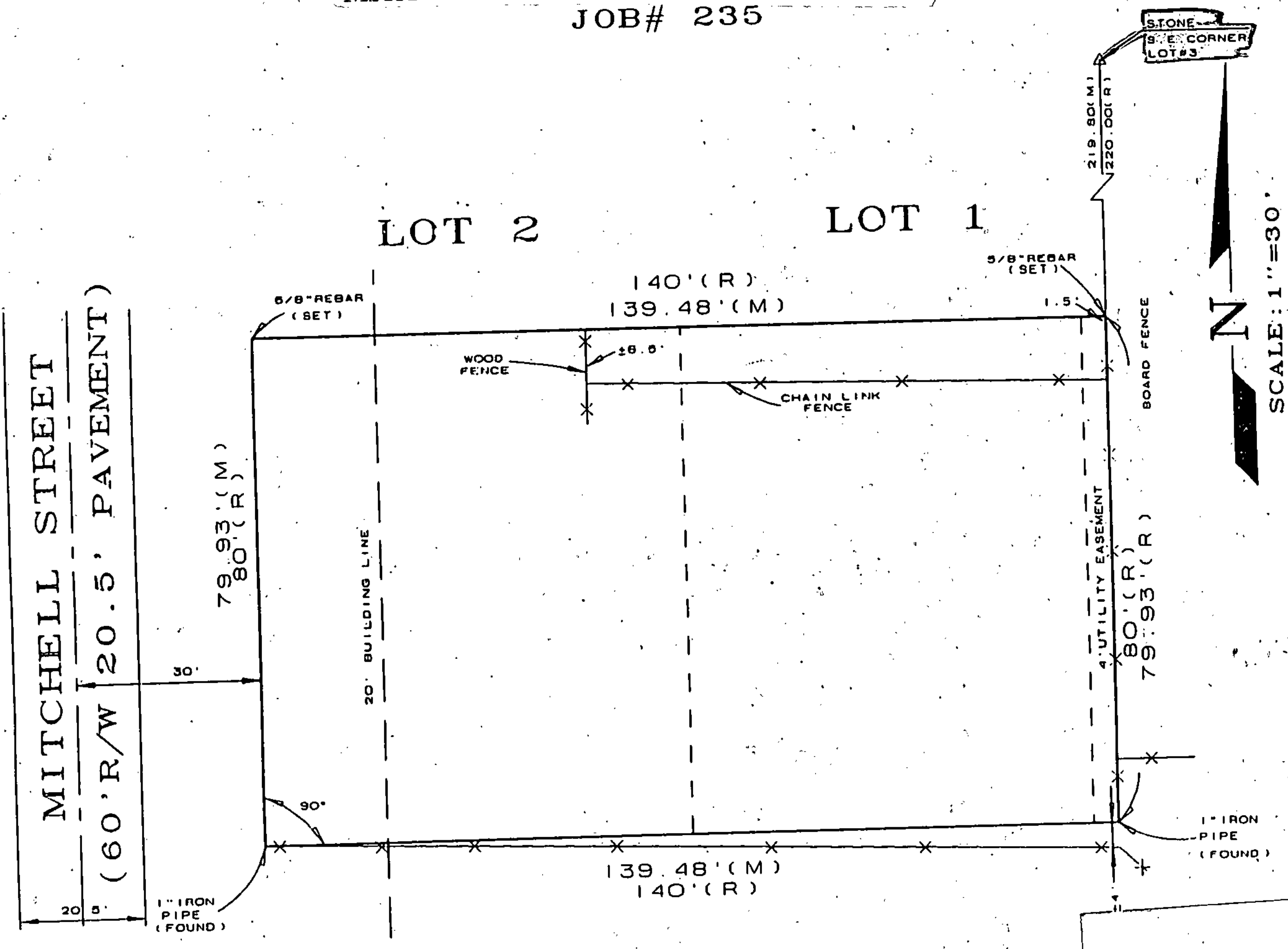
BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.

1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

405950

BOUNDARY SURVEY

PART OF LOTS 1 & 2
MAXWELL MANORS SUBDIVISION
JOB# 235


STONE S.E. CORNER LOT#3
219.80'(M)
220.00'(R)
LOT 2
LOT 1
SCALE: 1"=30'
N
5/8"REBAR (SET)
5/8"REBAR (SET)
140'(R)
139.48'(M)
1.5'
WOOD FENCE
±8.5'
CHAIN LINK FENCE
BOARD FENCE
MITCHELL STREET
(60' R/W 20.5' PAVEMENT)
79.93'(M)
80'(R)
20' BUILDING LINE
4' UTILITY EASEMENT
80'(R)
79.93'(R)
30'
90°
1" IRON PIPE (FOUND)
1" IRON PIPE (FOUND)
139.48'(M)
140'(R)
20.5'

SUBDIV.

LEGAL DESCRIPTION

Eighty (80) feet by parallel lines off of the south side of Lots Numbered One (1) and Two (2) in MAXWELL MANORS, a subdivision of Seminary Lots 111, 112, 113 and 114 situated in the Southeast quarter of Section 4, and of Seminary lot 133 in the Southwest quarter of section 3 all in Township 8 North, Range 1 West, Monroe County, Indiana, as shown by the recorded plat thereof.

RECORDED
A.M. 9:03 P.M. ____
APR 15 1994
Pat Haley
RECORDER MONROE CO., IN

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was prepared in office from record information either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 27th day of October, 1993.

Ben Bledsoe

Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana

BEN E. BLEDSOE No. S0559

PAGE 1 OF 2

Bk 3 Pg 98

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.

1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

Report of Survey
Job #235

In accordance with **Title 864, Article 1.1, Chapter 13, Section 1 through 34** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement *(Theoretical Uncertainty)*;

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of Amy Holdeman.

The survey is a portion of Lot 1 and 2 of Maxwell Manors Subdivision.

The Southeast and Southwest corners of the subject property were found. The Northeast and Northwest corners were set by record angle and prorated distance from the plat.

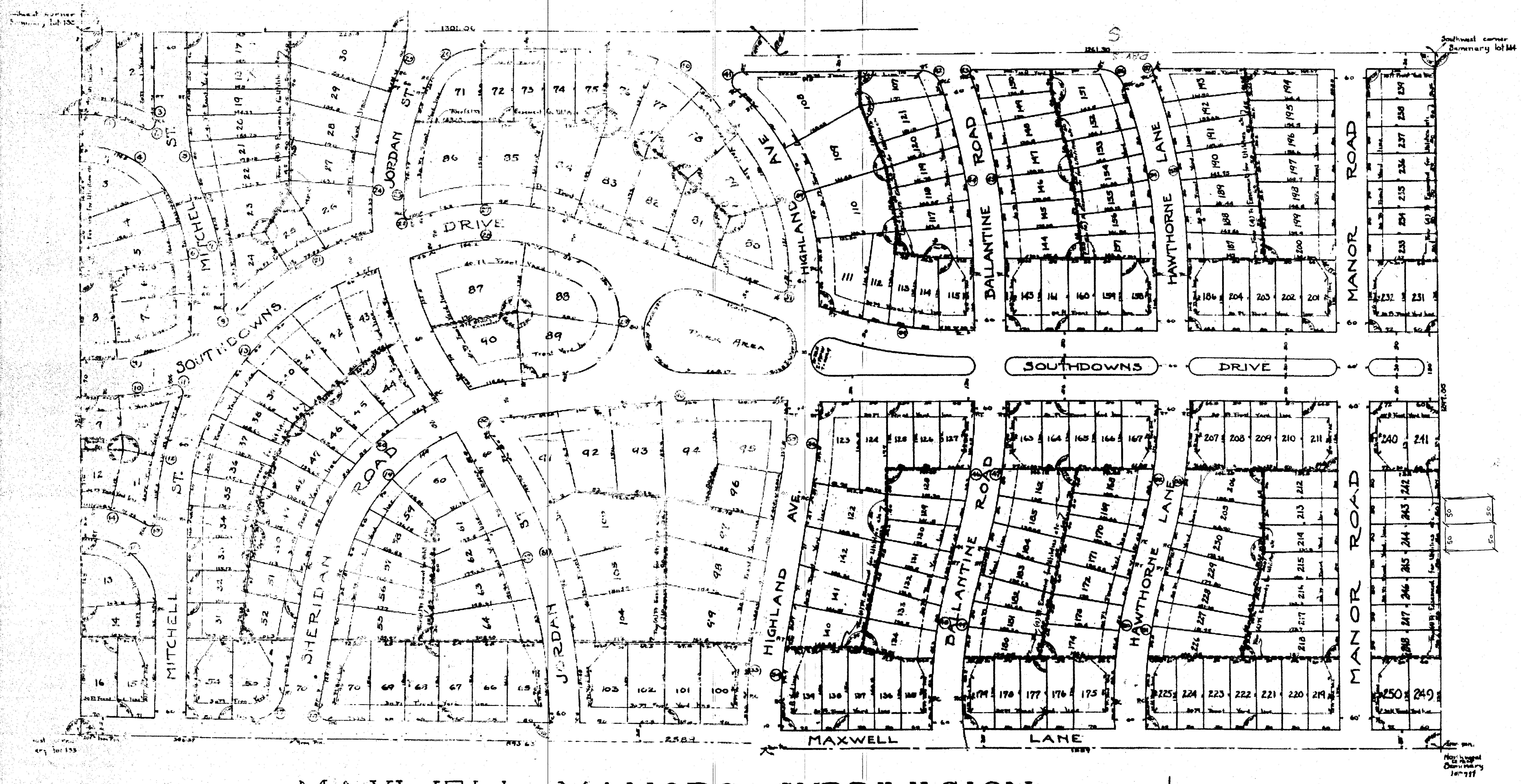
As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.52 feet east-west and 0.35 feet north-south.

Due to *discrepancies* in the record description; none.

Due to *inconsistencies* on lines of occupation; fences as shown.

PB-34 8


Southwest corner Bammary lot 144
Northwest corner Bammary lot 133
SOUTHDOWNS DRIVE
SOUTHDOWNS
DRIVE
PARK AREA
MITCHELL ST.
JORDAN ST.
SHERIDAN ROAD
HIGHLAND AVE.
BALLANTINE ROAD
HAWTHORNE LANE
MANOR ROAD
MAXWELL LANE

MAXWELL MANORS SUBDIVISION

North

Parkview Addition
SEC 3 T8N R1W

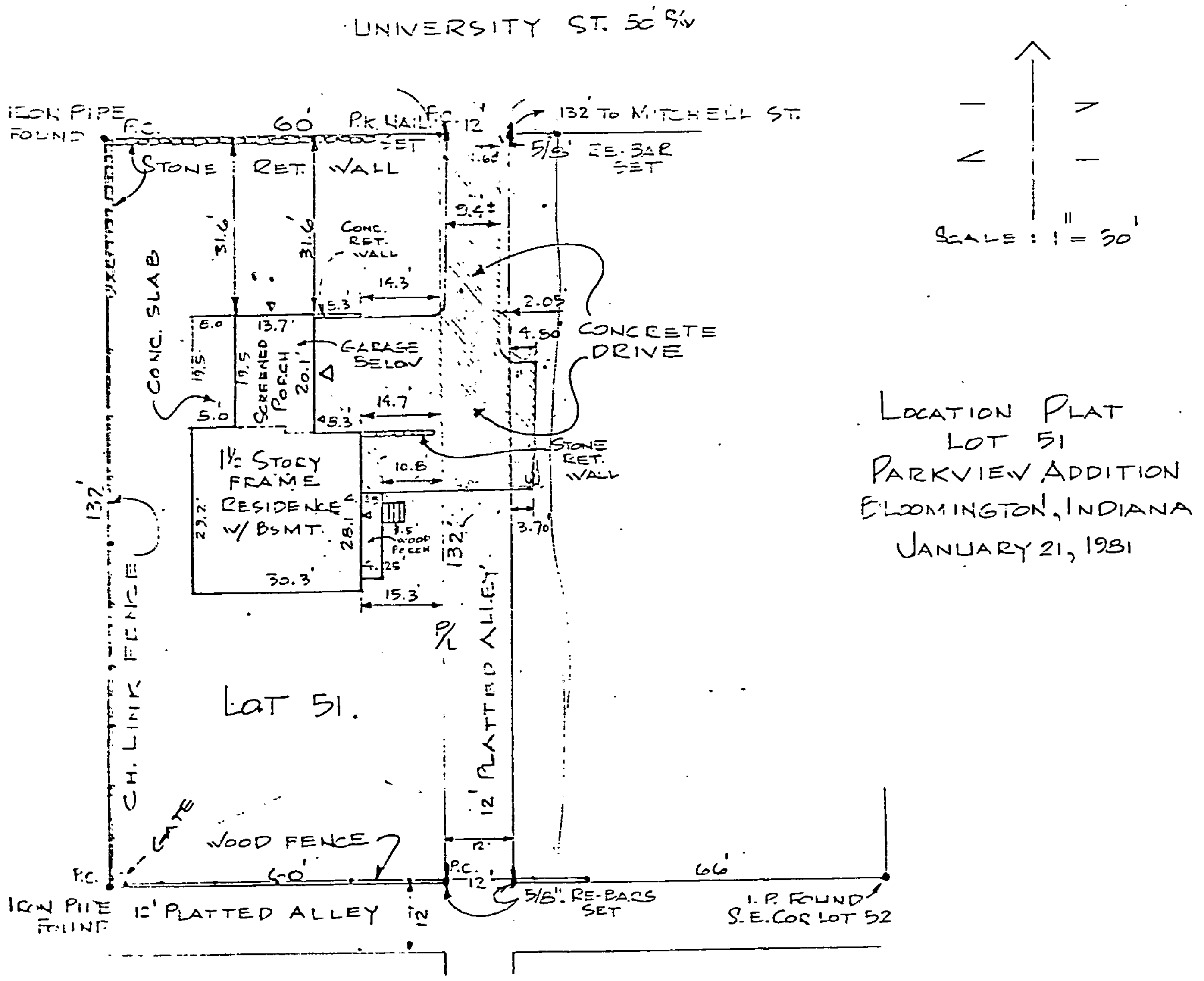
Need Warranty deed for Lot 51 + 9 ft Entire West side of Lot 52 + ~~Quit Claim~~ deed on alleyway (12')

Perry City

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

Welliver To West



UNIVERSITY ST. 50' R/W
IRON PIPE FOUND
P.C.
60'
P.K. NAIL SET
12'
132' TO MITCHELL ST.
5/8" RE-BAR SET
.66'
STONE RET. WALL
31.6'
31.6'
CONC. RET. WALL
14.3'
5.3'
9.4±
2.05'
4.50'
CONCRETE DRIVE
6.0
13.7'
19.5
19.5
SCREENED PORCH
20.1'
GARAGE BELOW
5.0
14.7'
5.3
CONC. SLAB
STONE RET. WALL
1½ STORY FRAME RESIDENCE W/ BSMT.
10.8
29.2'
28.1'
3.5'
WOOD PORCH
25'
3.70'
30.3'
15.3'
132'
132'
P/L
12' PLATTED ALLEY
LOT 51.
CH. LINK FENCE
GATE
WOOD FENCE
12'
P.C.
60'
12
66'
IRON PIPE FOUND
12' PLATTED ALLEY
12
5/8" RE-BARS SET
I.P. FOUND S.E. COR LOT 52
N
SCALE : 1" = 50'

LOCATION PLAT
LOT 51
PARKVIEW ADDITION
BLOOMINGTON, INDIANA
JANUARY 21, 1981

CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON.

CERTIFIED:

Gary D. Cobb

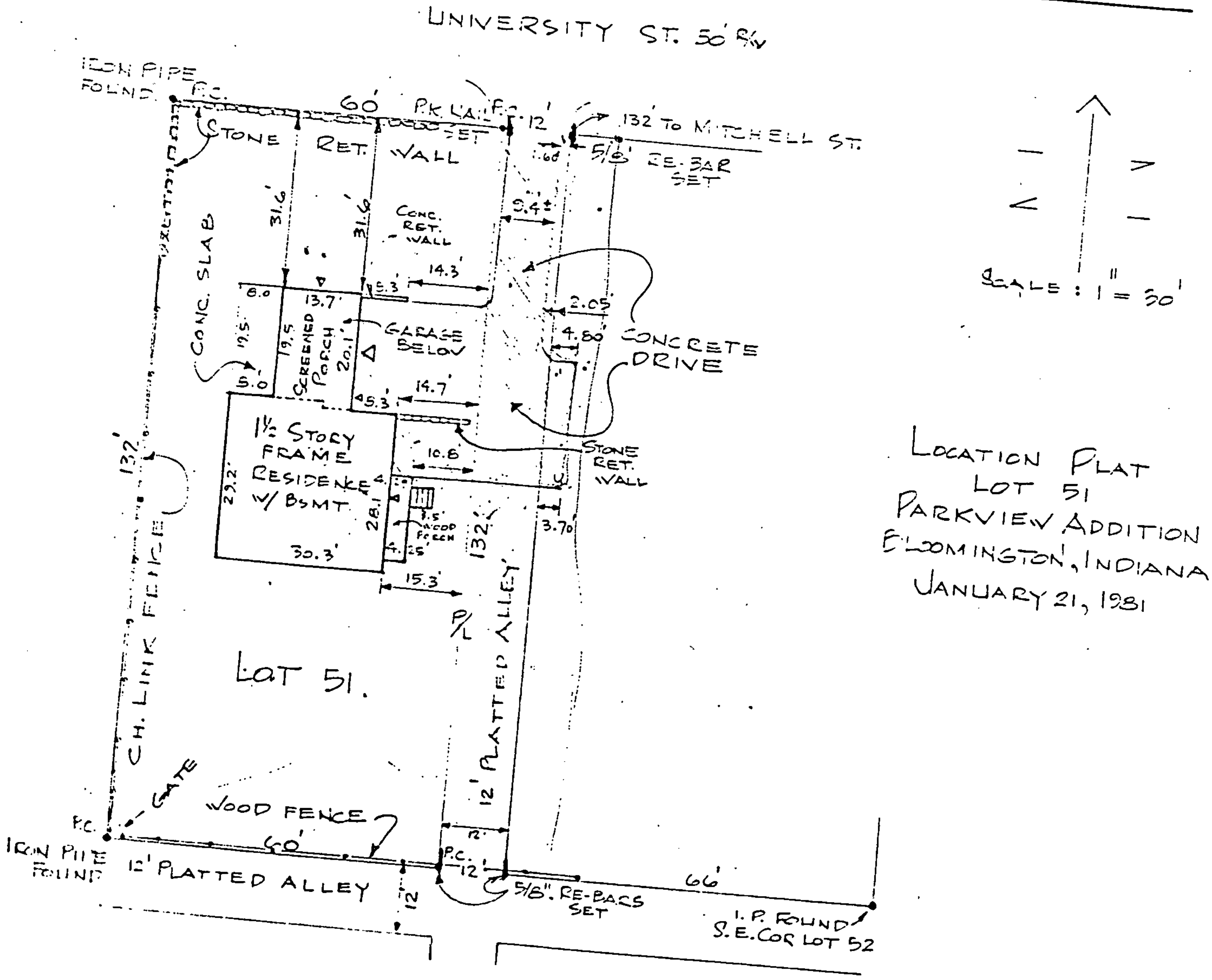
GARY D. COBB
REGISTERED LAND SURVEYOR
INDIANA REGISTRY = S0377

GARY D. COBB
No. S0377

Need warranty deed for Lot 51 & 5' off entire West si
of Lot 52 + ~~Quit claim~~ deed
Perry City

Wellver
to
West

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603


UNIVERSITY ST. 50' R/W
IRON PIPE FOUND
P.C.
60'
P.K. NAIL
P.C.
SET
12'
132' TO MITCHELL ST.
.68
5/8" RE-BAR SET
STONE RET. WALL
31.6'
31.6'
CONC. RET. WALL
9.4±
14.3'
5.3'
8.0
13.7'
CONC. SLAB
19.5
19.5
SCREENED PORCH
20.1'
GARAGE BELOW
2.05'
4.80'
CONCRETE DRIVE
5.0
5.3'
14.7'
1½ STORY FRAME RESIDENCE W/ BSMT.
29.2'
28.1
10.8
4.
3.5'
WOOD PORCH
4.25'
30.3'
15.3'
STONE RET. WALL
3.70'
132'
132'
P/L
12' PLATTED ALLEY
LOT 51.
CH. LINK FENCE
GATE
WOOD FENCE
60'
P.C.
IRON PIPE FOUND
12' PLATTED ALLEY
12
12'
P.C.
12'
5/8" RE-BARS SET
66'
I.P. FOUND S.E. COR LOT 52
SCALE: 1" = 30'

LOCATION PLAT
LOT 51
PARKVIEW ADDITION
BLOOMINGTON, INDIANA
JANUARY 21, 1981

CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON.

CERTIFIED:
Gary D. Cobb
GARY D. COBB
REGISTERED LAND SURVEYOR
INDIANA REGISTRY # S0377

GARY D. COBB
No. S0377

Parkview Addition
SEC 3 T8N R1W

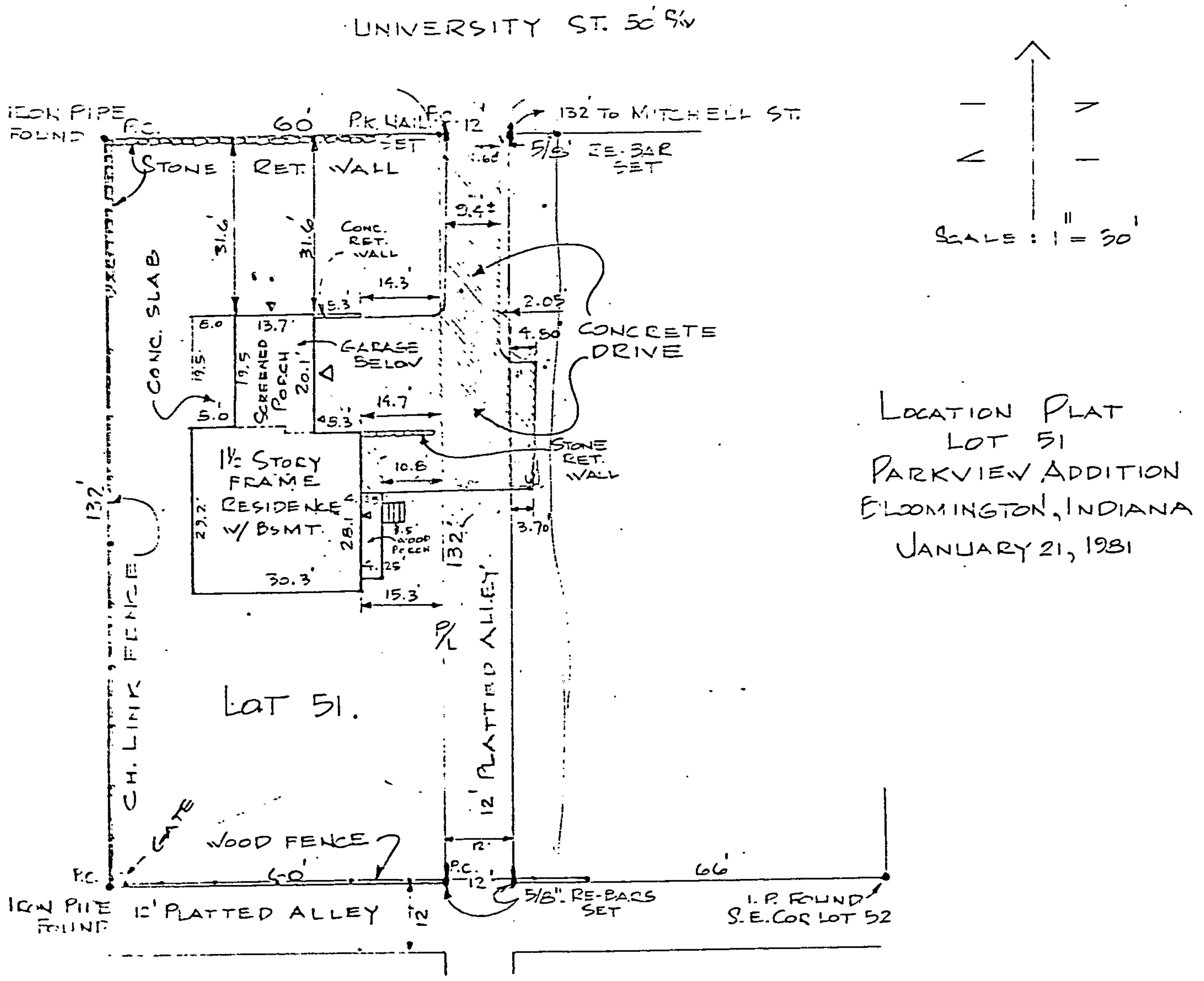
Need Warranty deed for Lot 51 + 9 ft entire West side of Lot 52 + ~~[illegible]~~ deed on alleyway (12')

Perry City

Welliver To West

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603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60'
P.K. NAIL SET
F.C.
12'
132' To MITCHELL ST.
5/8" RE-BAR SET
.68
STONE RET. WALL
31.6'
31.6'
CONC. RET. WALL
9.4±
14.3'
5.3
2.05
4.50
CONCRETE DRIVE
CONC. SLAB
6.0
13.7'
19.5
19.5
SCREENED PORCH
20.1'
GARAGE BELOW
5.0
14.7'
5.3
STONE RET. WALL
1½ STORY FRAME RESIDENCE W/ BSMT.
29.2'
28.1
10.8
3.70
3.5' WOOD PORCH
4.25'
30.3'
15.3'
132'
132'
P/L
12' PLATTED ALLEY
CH. LINK FENCE
LOT 51.
GATE
WOOD FENCE
F.C.
60'
12'
P.C.
12
66'
IRON PIPE FOUND
12' PLATTED ALLEY
12
5/8" RE-BARS SET
I.P. FOUND S.E. COR LOT 52
N
SCALE: 1" = 30'

LOCATION PLAT
LOT 51
PARKVIEW ADDITION
BLOOMINGTON, INDIANA
JANUARY 21, 1981

CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON.

CERTIFIED:

Gary D. Cobb

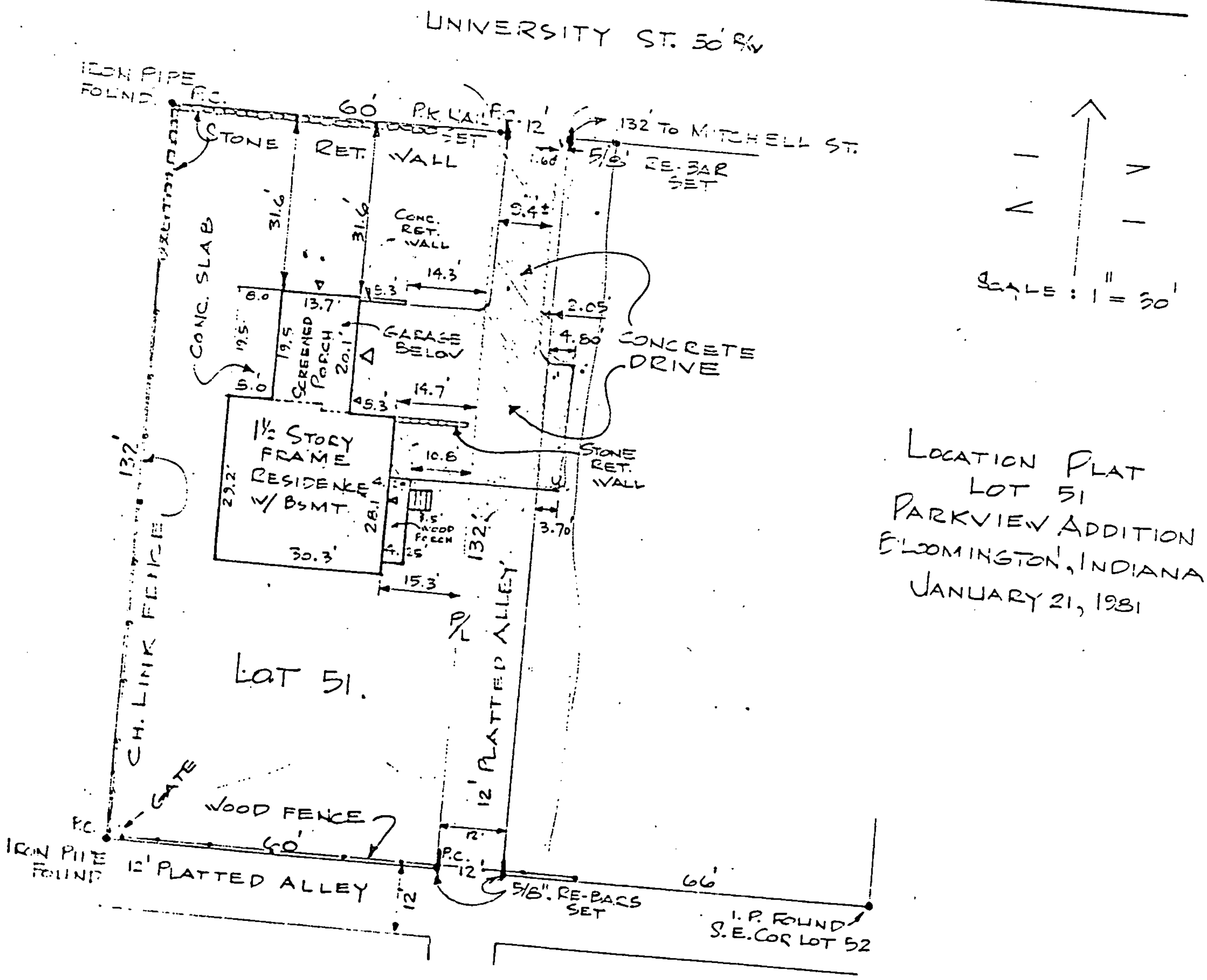
GARY D. COBB
REGISTERED LAND SURVEYOR
INDIANA REGISTRY # S0377

GARY D. COBB
No. S0377

Need warranty deed for Lot 51 & 5' off entire West side of Lot 52 + ~~Quit claim~~ deed to
Perry City

Wellver to West

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603


UNIVERSITY ST. 50' R/W
IRON PIPE FOUND P.C.
60'
P.K. NAIL SET
12'
132' To MITCHELL ST.
.68
5/8" RE-BAR SET
STONE RET. WALL
31.6'
31.6'
CONC. RET. WALL
9.4'±
CONC. SLAB
8.0
13.7'
5.3'
14.3'
2.05'
19.5
19.5
SCREENED PORCH
20.1'
GARAGE BELOW
4.80'
CONCRETE DRIVE
5.0
5.3'
14.7'
1½ STORY FRAME RESIDENCE W/ BSMT.
10.8
STONE RET. WALL
29.2
28.1
3.5' WOOD PORCH
4.25'
3.70'
132'
132'
30.3'
15.3'
P/L
CH. LINK FENCE
LOT 51.
12' PLATTED ALLEY
GATE
WOOD FENCE
60'
12'
P.C.
IRON PIPE FOUND
12' PLATTED ALLEY
12'
P.C.
12'
5/8" RE-BARS SET
66'
I.P. FOUND S.E. COR LOT 52
SCALE: 1" = 30'

LOCATION PLAT
LOT 51
PARKVIEW ADDITION
BLOOMINGTON, INDIANA
JANUARY 21, 1981

CERTIFICATE

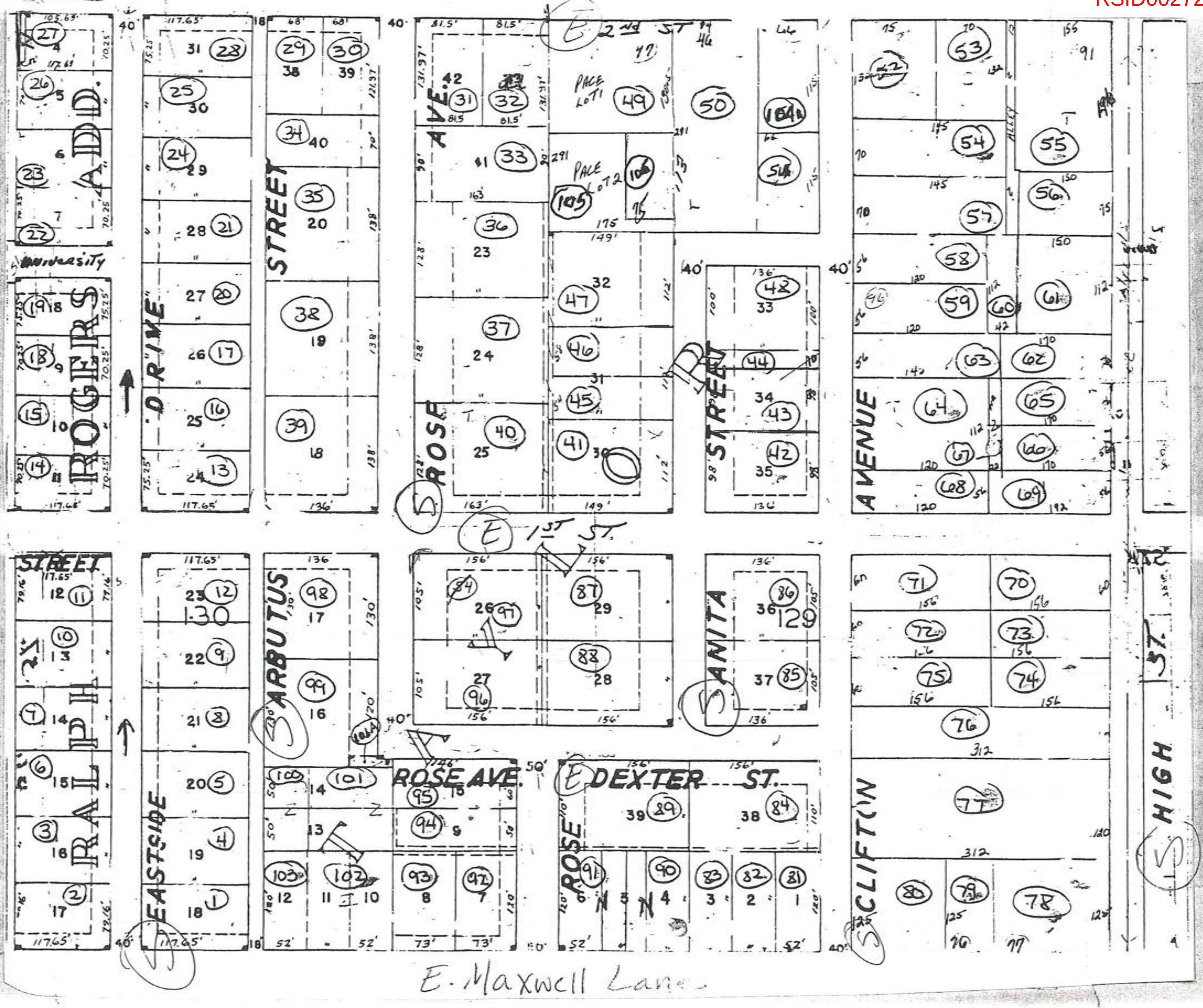
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON.

CERTIFIED:

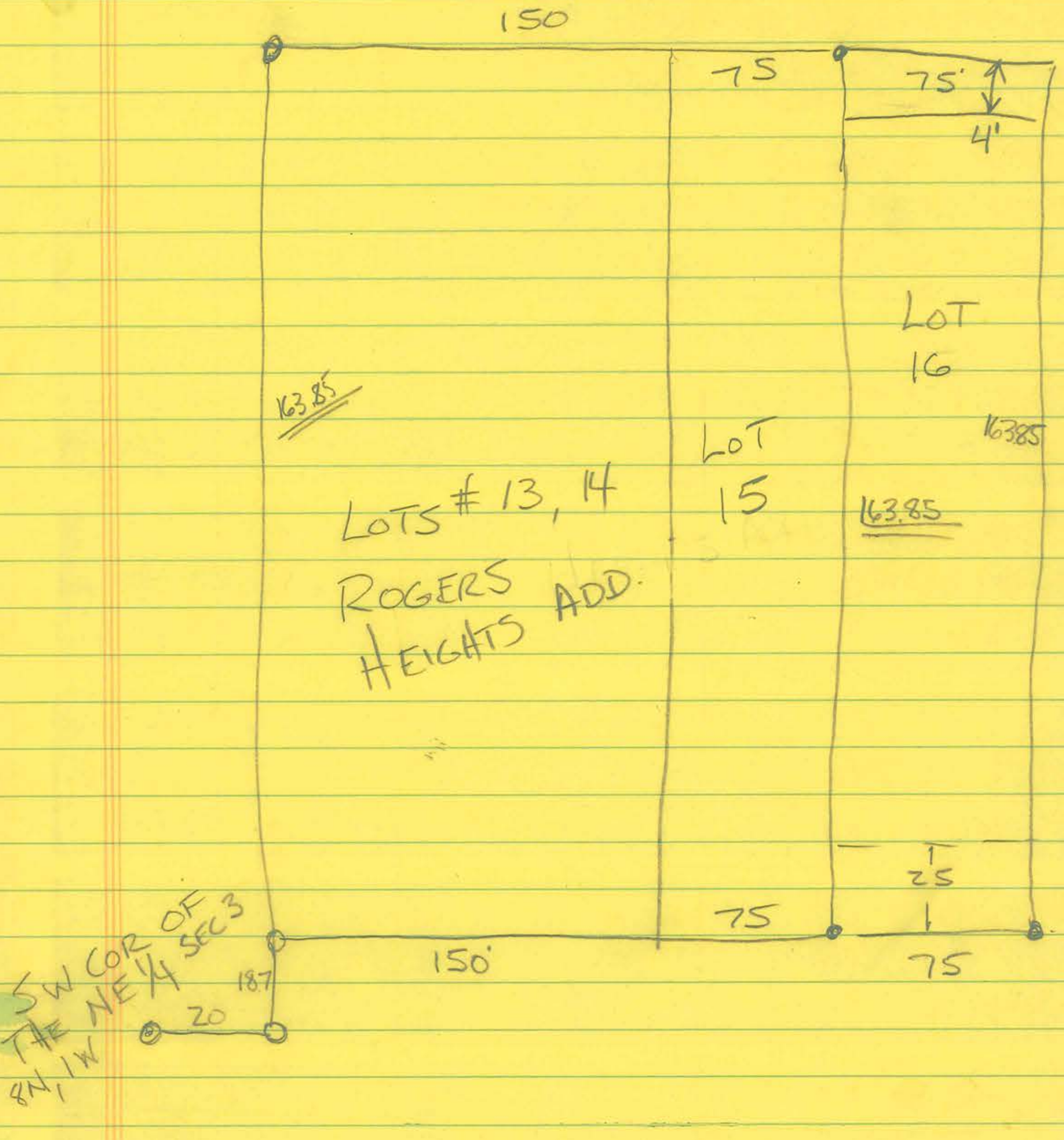
Gary D. Cobb

GARY D. COBB
REGISTERED LAND SURVEYOR
INDIANA REGISTRY # S0377

GARY D. COBB
No. S0377


ROGERS "ADD."
University
DRIVE
STREET
ROSE AVE.
E 2nd ST
PACE LOT 1
PACE LOT 2
STREET
AVENUE
HIGH ST.
E 1ST ST.
STREET
RALPH ST.
EASTSIDE
ARBUTUS
ANITA
ROSE AVE.
E DEXTER ST.
ROSE
CLIFTON
HIGH
40'
117.65'
136'
163'
149'
156'
312
E. Maxwell Lane

E. Maxwell Lane


150'
75
75'
4'
LOT 16
163.85
163.85
LOT 15
163.85
LOTS # 13, 14
ROGERS HEIGHTS ADD.
25
75
75
150'
75
187
20
SW COR OF THE NE 1/4 SEC 3
8N, 1W

"Exhibit A"

A part of the Northeast Quarter of Section Three (3), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: Commencing at a point twenty feet East and eighteen and seven-tenths (18.7) feet North of the Southwest corner of said Quarter section; running thence East one hundred and fifty (150) feet; running thence North one hundred sixty-three and eighty-five hundredths (163.85) feet; running thence West one hundred and fifty (150) feet; running thence South one hundred sixty-three and eighty-five hundredths (163.85) feet, to the place of beginning, the real estate conveyed consisting of Lots Number Thirteen (13) and Fourteen (14) in "Rogers' Heights Addition" - being a subdivision of a part of said Quarter Section of which formal plat has not been recorded.

The Grantees, by acceptance of this Deed, binding their heirs and assigns, covenant: That no buildings or parts thereof nor structures of any character, except one-story unenclosed porches, shall be built within 25 feet of the highway known as High Street, nor within 15 feet of Maxwell Lane as extended; that no dwelling costing less than $5,000.00 shall be erected on the conveyed real estate; and that no buildings or parts thereof be used for business or manufacturing.

ALSO, a part of the Northeast Quarter of Section Three (3), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: Commencing at a point eighteen and seven-tenths (18.7) feet north, and one hundred seventy (170) feet East of the Southwest corner of said Quarter Section Three (3), running thence North one hundred sixty-three and eighty-five hundredths (163.85) feet; thence East seventy-five (75) feet; thence South one hundred sixty-three and eighty-five hundredths (163.85) feet; thence West seventy-five (75) feet to the place of beginning, the real estate consisting of Lot Number Fifteen in Rogers Heights Addition, being a sub-division of a part of the said Quarter Section Three (3), of which formal plat has not been recorded.

Subject to an easement, which is reserved hereby, over and across a strip of ground of the even width of 4 feet off of the extreme North end of said Lot Number Fifteen, for the installation and maintenance of public utility lines; and grantees covenant that they will erect no permanent structure thereon.

As part of the consideration for this conveyance, grantees, binding their heirs, administrators, executors and assigns, agree that they will not erect or maintain any building or other structure, or parts thereof, (other than one-story unenclosed porches) nearer than 25 feet to the South line of said Lot Number Fifteen; that they will not erect or use any building on said lot for business or industrial purposes or uses and will erect thereon no building or other structures except a dwelling house and private garage for use in connection therewith; that they will erect no such dwelling house thereon the cost of which shall be less than $5,000.00.

ALSO, a part of the Northeast Quarter of Section Three (3), Township Eight (8) North, Range One (1) West, described as follows: Commencing at a point eighteen and seven-tenths (18.7) feet North, and two hundred and forty-five (245) feet East of the Southwest corner of said Quarter section; running thence North one hundred sixty-three and eighty-five hundredths (163.85) feet; running thence East seventy-five (75) feet to a proposed street; running thence South along the West line of said proposed street, one hundred sixty-three and eighty-five hundredths (163.85) feet; running thence West seventy-five (75) feet, to the place of beginning. (The real estate conveyed is commonly called Lot Number Sixteen (16) in Rogers Heights, an unrecorded plat of a sub-division of a part of said Quarter Section).

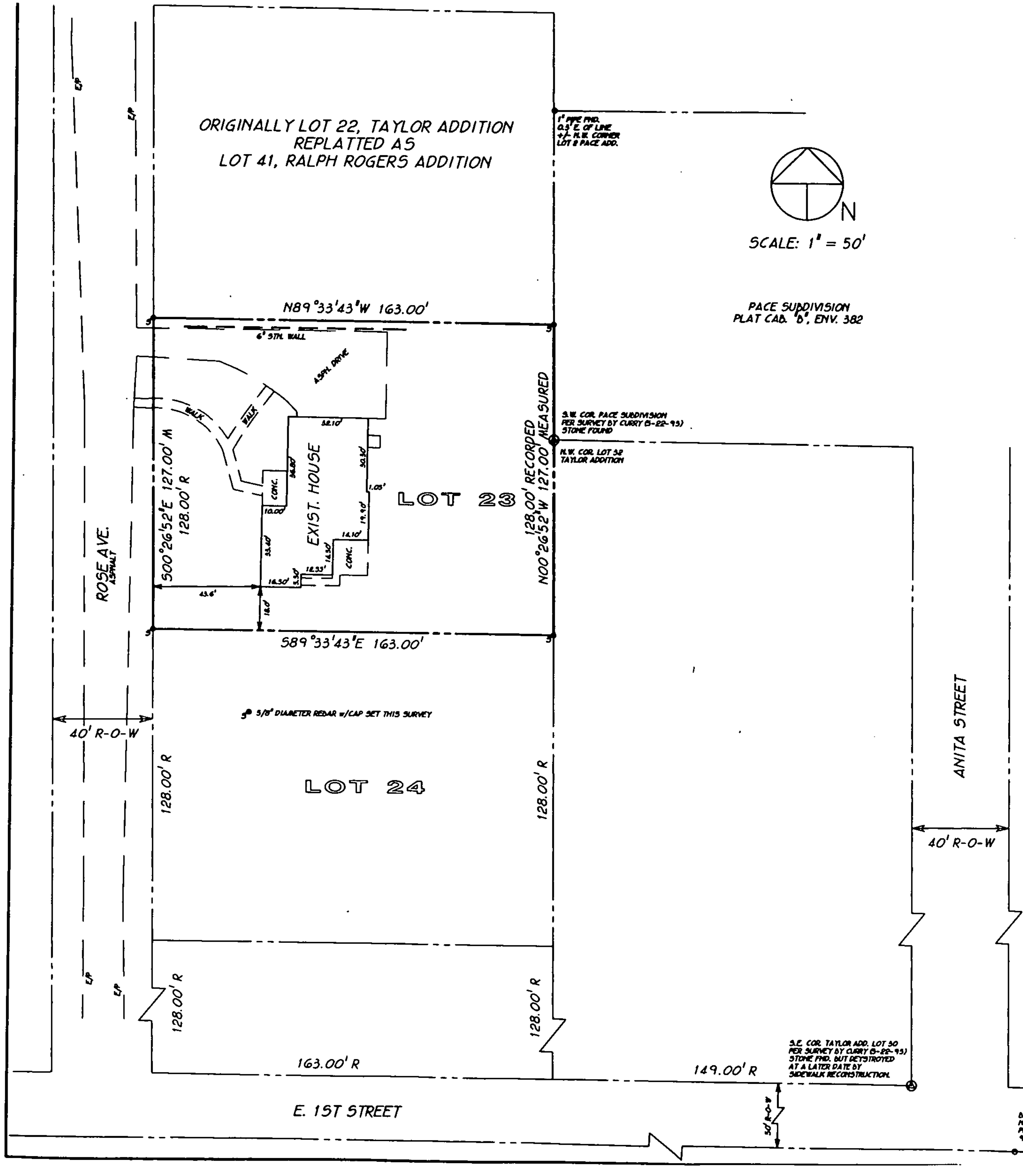
Subject to an easement over the north four (4) feet of said Lot Number Sixteen for the purpose of furnishing, installing and maintaining utility services for the real estate conveyed and for other real estate in said quarter section.

As part of the consideration for this conveyance, grantees, binding their heirs, administrators, executors and assigns, agree and covenant that they will not erect or maintain any building or other structure, or parts thereof, (other than one-story unenclosed porches) nearer than 25 feet to the South line of said Lot Number Sixteen; that they will not erect or use any building on said lot for business or industrial purposes or uses and will erect thereon no building or other structures except a dwelling house and private garage for use in connection therewith; that they will erect no such dwelling house thereon the cost of which shall be less than $6,500.00.

TAYLOR ADDITION

SEC. 03 - T08N - R01W

Jim Fielder
Monroe County Recorder IN
IN 2001022411 SURVEY
10/23/2001 11:41:33 1 PGS
Filing Fee: $15.00


ORIGINALLY LOT 22, TAYLOR ADDITION
REPLATTED AS
LOT 41, RALPH ROGERS ADDITION
1" PIPE FND. 0.3' E. OF LINE +/- N.E. CORNER LOT 8 PACE ADD.
SCALE: 1" = 50'
N
PACE SUBDIVISION
PLAT CAB. "B", ENV. 382
N89°33'43"W 163.00'
6' STN. WALL
ASPH. DRIVE
WALK
WALK
EXIST. HOUSE
CONC.
CONC.
LOT 23
S00°26'52"E 127.00' M
128.00' R
128.00' RECORDED
N00°26'52"W 127.00' MEASURED
S.W. COR. PACE SUBDIVISION PER SURVEY BY CURRY (5-22-95) STONE FOUND
N.W. COR. LOT 52 TAYLOR ADDITION
S89°33'43"E 163.00'
ROSE AVE.
ASPHALT
E.P.
40' R-O-W
5/8" DIAMETER REBAR w/CAP SET THIS SURVEY
LOT 24
128.00' R
128.00' R
128.00' R
128.00' R
ANITA STREET
40' R-O-W
163.00' R
149.00' R
S.E. COR. TAYLOR ADD. LOT 50 PER SURVEY BY CURRY (5-22-95) STONE FND. BUT DETSTROYED AT A LATER DATE BY SIDEWALK RECONSTRUCTION.
E. 1ST STREET
50' R-O-W
B.F.A. REBAR FND. N.W. COR. 244/532 PER SURVEY DATED 9-28-2000
PER SURVEY BY CURRY 5-22-95 & B.F.A. 9-28-00 STONE w/ "X" FND. S.W. COR 1ST & HIGH

REPORT OF SURVEY

Job No. 5000128 REVISED

Lot Number Twenty-three (23) in TAYLOR ADDITION to the City of Bloomington, Indiana, being a part of Seminary Lots Number 129 and 130, as shown by the recorded Plat thereof, appearing in Plat Book 3, Page 7, in the office of the recorder of Monroe County
Owner: Frederic W. Lieber and Donald W. Maxwell

In accordance with standards of Title 865 IAC (Rule 12), a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in final corner positions. These uncertainties can result from any of the following factors:

A. AMBIGUITIES IN RECORD DESCRIPTIONS OR PLAT

This project is a resurvey of Lot 23 Taylor Addition. This resurvey is occurring because conflicting evidence has been discovered in the immediate area. On the original plat of Taylor Addition the perimeter dimensions of the plat do not add up to the sum of the individual lot dimensions by a difference of 2 feet. The interior lot dimensions are 2 feet longer than the perimeter dimensions. This error is only in the south to north direction.

The recording year of Taylor Addition is 1947 and in 1947 Taylor Addition included Lot 21, Lot 22, and Rose Avenue. The recording year of Ralph Rogers Addition is 1954 and in 1954 Lot 21, Lot 22, and Rose Avenue are included in this plat. The Ralph Rogers Addition plat does not discover the 2 foot discrepancy in the Taylor Addition plat and only uses the perimeter dimensions that are 2 feet shorter than the interior dimensions of Taylor Addition. In 1954 the surveyor set a stone at the southwest corner of Rose Street and Second St. This stone and other monuments found on the north line of Lot 41 Ralph Rogers Addition put the 2 foot error in said Lot 41 and Lot 23 of Taylor Addition. This is also documented in a survey by Ben Bledsoe recorded with Instrument No. 2001007202.

The owners of Lot 41 and Lot 23 agreed to split this difference and Lot 23 has been resurveyed. The resurvey put Bynum Fanyo survey caps on the four corners of Lot 23. Also, the plat of Taylor Addition gives dimensions for the lots but no bearings. The bearings are determined by finding the stones called for on the plat and using the plat?s dimensions. As shown on the drawing, two stones of the Taylor Addition plat can be found or relocated from prior work by this surveyor in the neighborhood. Also, the stone at the intersection of High Street and First Street is used to establish the right-of-way lines of First Street.

For more information see Instrument Number 200016484, 2000019111, and 2001007202, Office of the Recorder, Monroe County, Indiana.

B. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

See Section A.

C. INCONSISTENCIES IN LINES OF OCCUPATION

To the best of my knowledge and belief, no inconsistencies exist on this project.

D. THEORETICAL UNCERTAINTY

Traverse closure and random errors caused by survey instrument precision give this project a theoretical uncertainty of 0.25 feet. This meets the requirements of a Class "B" survey as defined in the survey standards.

Douglas R. Curry 10-19-01
Douglas R. Curry (Indiana L.S. No. 890006)
Bynum Fanyo & Associates, Inc.
528 N. Walnut St.
Bloomington, IN 47404

No 890006

5/8" DIAMETER REBAR w/CAP SET THIS SURVEY

LOT 23 TAYLOR ADD.
MONROE COUNTY, INDIANA
PART OF SEMINARY
LOTS 129 & 130

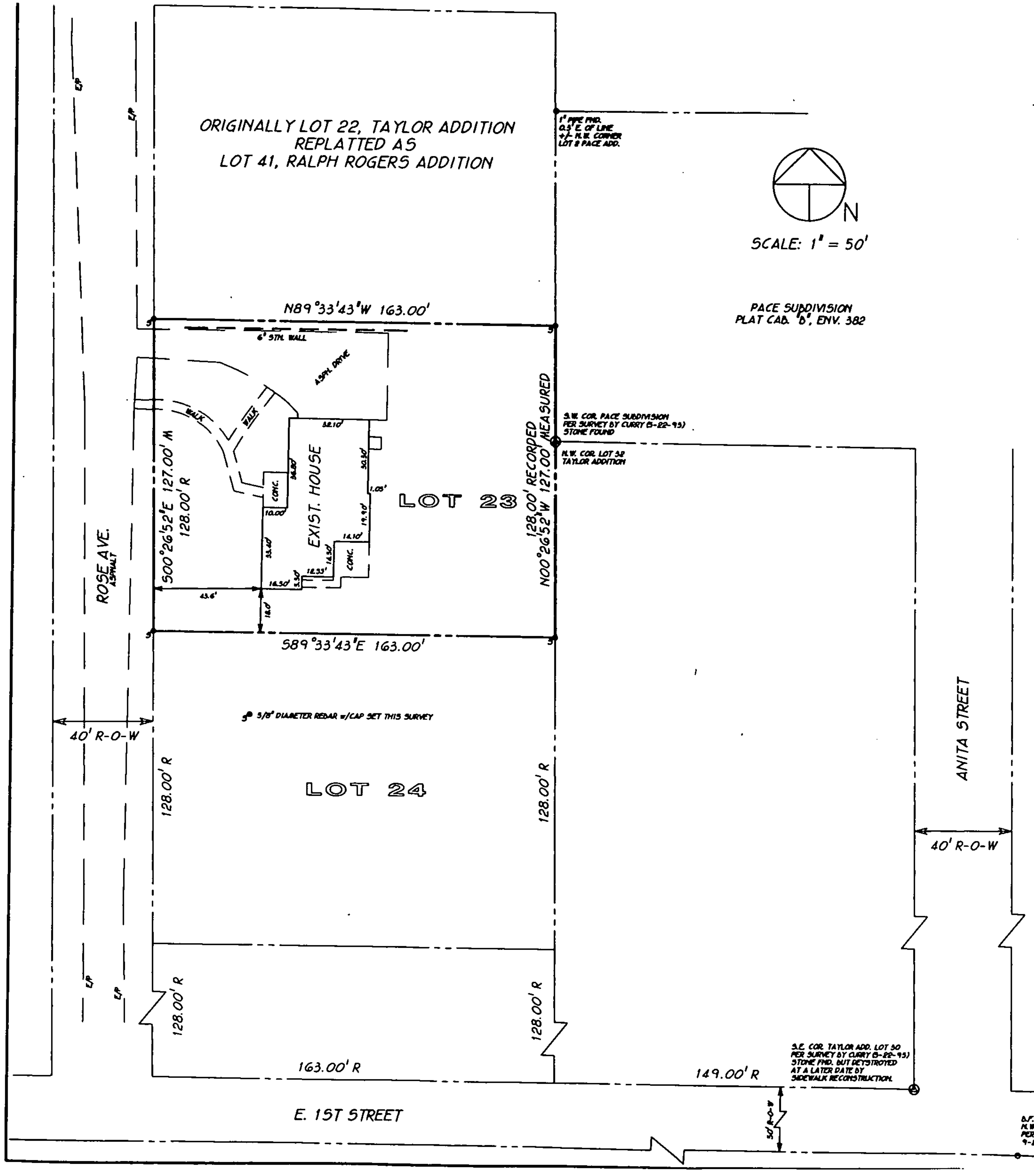
PLAT OF SURVEY

FREDERIC W. LIEBER	DRAWING NO. 5000128 SHEET 1 OF 1

TAYLOR ADDITION

SEC. 03 - T08N - R01W

Jim Fielder
Monroe County Recorder IN
IN 2001022411 SURVEY
10/23/2001 11:41:33 1 PGS
Filing Fee: $15.00


ORIGINALLY LOT 22, TAYLOR ADDITION
REPLATTED AS
LOT 41, RALPH ROGERS ADDITION
1" PIPE FND. 0.3' E. OF LINE +/- N.E. CORNER LOT 8 PACE ADD.
SCALE: 1" = 50'
N
PACE SUBDIVISION
PLAT CAB. "B", ENV. 382
N89°33'43"W 163.00'
6' STN. WALL
ASPH. DRIVE
WALK
WALK
EXIST. HOUSE
CONC.
CONC.
LOT 23
S00°26'52"E 127.00' M
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128.00' RECORDED
N00°26'52"W 127.00' MEASURED
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N.W. COR. LOT 52 TAYLOR ADDITION
S89°33'43"E 163.00'
ROSE AVE.
ASPHALT
E.P.
40' R-O-W
5/8" DIAMETER REBAR w/CAP SET THIS SURVEY
LOT 24
128.00' R
128.00' R
128.00' R
128.00' R
ANITA STREET
40' R-O-W
163.00' R
149.00' R
S.E. COR. TAYLOR ADD. LOT 50 PER SURVEY BY CURRY (5-22-95) STONE FND. BUT DEYSTROYED AT A LATER DATE BY SIDEWALK RECONSTRUCTION.
E. 1ST STREET
50' R-O-W
B.F.A. REBAR FND. N.W. COR. 244/532 PER SURVEY DATED 9-28-2000
PER SURVEY BY CURRY 5-22-95 & B.F.A. 9-28-00 STONE w/ "X" FND. S.W. COR 1ST & HIGH

REPORT OF SURVEY

Job No. 5000128 REVISED

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The owners of Lot 41 and Lot 23 agreed to split this difference and Lot 23 has been resurveyed. The resurvey put Bynum Fanyo survey caps on the four corners of Lot 23. Also, the plat of Taylor Addition gives dimensions for the lots but no bearings. The bearings are determined by finding the stones called for on the plat and using the plat?s dimensions. As shown on the drawing, two stones of the Taylor Addition plat can be found or relocated from prior work by this surveyor in the neighborhood. Also, the stone at the intersection of High Street and First Street is used to establish the right-of-way lines of First Street.

For more information see Instrument Number 200016484, 2000019111, and 2001007202, Office of the Recorder, Monroe County, Indiana.

B. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
See Section A.

C. INCONSISTENCIES IN LINES OF OCCUPATION
To the best of my knowledge and belief, no inconsistencies exist on this project.

D. THEORETICAL UNCERTAINTY
Traverse closure and random errors caused by survey instrument precision give this project a theoretical uncertainty of 0.25 feet. This meets the requirements of a Class "B" survey as defined in the survey standards.

Douglas R. Curry 10-19-01
Douglas R. Curry (Indiana L.S. No. 890006)
Bynum Fanyo & Associates, Inc.
528 N. Walnut St.
Bloomington, IN 47404

DOUGLAS R. CURRY
No 890006

5/8" DIAMETER REBAR w/CAP SET THIS SURVEY

**LOT 23 TAYLOR ADD.
MONROE COUNTY, INDIANA
PART OF SEMINARY
LOTS 129 & 130**

PLAT OF SURVEY

FREDERIC W. LIEBER	DRAWING NO. 5000128 SHEET 1 OF 1

[illegible]

Windermere Addition

SEC 2 + SEC 3 T8N R1W

Perry City   Morrow, Wm J & Martha E.

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

LEGAL DESCRIPTIONS OF INDIVIDUAL LOTS IN PICKWICK POINT ADDITION

Lot 1

A part of lots 25 and 26 in Windermere Addition, Bloomington, Indiana, described as follows: Beginning at the Northwest corner of lot 26 in said Windermere Addition, thence S12°-08'-10"W over and along the East right of way of Pickwick Place for a distance of 103.40 feet, thence S41°-02'-50"E for a distance of 93.29 feet, thence N85°-07'-38"E for a distance of 68.87 feet, thence S53°-04'-33"E for a distance of 63.37 feet, thence N00°-34'-20"E for a distance of 185.55 feet to a point on the North line of lot 26 in said Windermere Addition, thence N83°-34'W over and along the North line of said lot 26 in Windermere Addition for a distance of 161.67 feet.

Lot 2

A part of lots 25 and 26 in Windermere Addition, Bloomington, Indiana, described as follows: Beginning at the Northeast corner of lot 26 in said Windermere Addition, thence N83°-34'W over and along the North line of lot 26 in said Windermere Addition for a distance of 160.87 feet, thence S00°-34'-20"W for a distance of 185.55 feet, thence S83°-30'-40"E for a distance of 162.75 feet to the East line of lot 25 in said Windermere Addition, thence North over and along the East line of aforesaid lots 25 and 26 for a distance of 185.91 feet to the point of beginning.

Lot 3

A part of lots 24 and 25 in Windermere Addition, Bloomington, Indiana, and a part of the Southwest quarter of the Southeast quarter of Section 3, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 647.00 feet North of the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 3, thence North for a distance of 100.00 feet to the Southeast corner of said lot 24, thence continuing North over and along the East line of said lots 24 and 25 for a distance of 214.09 feet, thence N83°30'-40"W for a distance of 162.75 feet, thence S00°-34'-20"W for a distance of 120.55 feet to a point on the South line of said lot 24, thence continuing S00°-34'-20"W for a distance of 100.00 feet, thence S85°-50'E for a distance of 164.35 feet to the point of beginning.

Lot 4

A part of lots 24 and 25 in Windermere Addition, Bloomington, Indiana, described as follows: Beginning at the Southwest corner of said lot 24, thence S85°-50'-41"E over and along the South line of said lot 24 for a distance of 224.40 feet, thence N00°-34'-20"E for a distance of 120.55 feet, thence N53°-04'-33"W for a distance of 63.37 feet, thence S85°-07'-38"W for a distance of 68.87 feet, thence N41°-02'-50"W for a distance of 93.29 feet, to the right of way of Pickwick Place, thence S12°-08'-10"W over and along the right of way of said Pickwick Place for a distance of 211.58 feet.

Lot 5

A part of the Southwest quarter of the Southeast quarter of Section 3, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 647.00 feet North of the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 3, thence N85°-50'W for a distance of 164.35 feet to the real point of beginning, thence N00°-34'-20"E for a distance of 100.00 feet and

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

to a point on the South line of lot 24 in Windermere Addition, Bloomington, Indiana, thence N85°-50'-41"W over and along the South line of said lot 24 for a distance of 224.40 feet to a point on the right of way of Pickwick Place, thence S05°50'E for a distance of 101.30 feet, thence S85°50'E for a distance of 213.08 feet to the real point of beginning.

Each of the above described lots is subject to the appropriate easement, setback limitations, and right of way for ingress and egress as shown on the recorded plat of Pickwick Point Addition.

Descriptions prepared from a survey conducted under the supervision of:

Robert W. Brunnemer
Registered Land Surveyor
Indiana Registry #6812
April 29, 1978

Wm. J. Morrow

Windemere Lots 24, 25 & 26
Pt SW SE Sec. 3-8-1W .88 A

Perry City

REAL ESTATE TRANSFER
MAY 9 1978
John W. Davis
Auditor Monroe County, Ind.

5 23-59-2 2 0.42
h 23°59-28 260.42 109.04 55.33

CREST DRIVE
114.21

Dated

E. - Sidewalk Easement
& U. E. - Sidewalk and Utility Easement
D. & U. E. - Service Drive and Utility Easement

Notarized 8-10-79
Public Works 8-14-79

Approved by Plan Oct 23, 73

VILLAGE OF WI

PHASE I

VILLAGE OF WINDERMERE WOODS, PHASE I, an addition to the City of Bloomin ton, Indiana

I hereby certify that the within plat is true and correct and represents a survey of a part of the Northwest quarter of the Southwest quarter of Section (2) Two, Township (8) North, Range (1) West, Monroe County, Indiana, and also a part of the Northeast quarter of the Southeast quart of Section (3) Three, Township (8) North, Range (1) One West, Monroe County, Indiana, described as follows: Beginning at a point that is 581.74 feet South and 65.06 feet East of th Northeast corner of the aforesaid Northeast quarter of the Southeast quarter of Section (3) Three; thence South 17 degrees 20 minutes 26 seconds East 138.32 feet; thence South 24 degrees 02 minutes 26 seconds West 79.76 feet; thence 44.38 feet on the arc of a curve to the right, said curve having a radius of 79.92 feet and a central angle of 60 degrees; thence South 38 degrees 34 minutes 02 seconds West 119.44 feet to a point on the North right of way line of Covenanter Drive; thence on said right of way 18.21 feet on the arc of a curve to the left to a poir of intersection with the East right of way of Woodbine Avenue said curve having a radius of 278.87 feet and a central angle of 33 degrees 32 minutes 30 seconds; thence on said East right of way North 15 degrees 1 minutes 26 seconds West 46.06 feet; thence on said right of way 191.32 feet on the arc of a curve to the left, said curve having a radius of 3 feet and a central angle of 29 degrees; thence on said right of way 91. feet on the arc of a curve to the right, said curve having a radius of 349.79 feet and a central angle of 15 degrees; thence on said right of North 29 degrees 19 minutes 26 seconds West 1.45 feet; thence on said right of way 113.88 feet on the arc of a curve to the left, said curve having a radius of 102.42 feet and a central angle of 63 degrees 42 minutes 30 seconds East; thence on said right of way South 86 degrees 58 minutes 04 seconds West 100.43 feet to a point of intersection with the East right of way of Woodscrest Drive; thence on said East right of way North 05 degrees 54 minutes 04 seconds East 114.21 feet; thence on said right of way 10.01 feet on the arc of a curve to the right, said curve having a radius 225.78 feet and a central angle of 42 degrees 44 minutes 20 seconds; thence leaving said right of way South 81 degrees 10 minutes 15 seconds East 128.09 feet; thence North 29 degrees 16 minutes 52 seconds East 106.10 feet; thence South 62 degrees 53 minutes 34 seconds East 170.59 feet; thence South 61 degrees 07 minutes 54 seconds East 50.00 feet; thence South 28 degrees 52 minutes 06 seconds West 89.90 feet; thence 55.05 feet on the arc of a curve to the right; said curve having a radius of 260.42 feet and a central angle of 23 degrees 59 minutes 28 seconds; thence South 36 degrees 03 minutes 14 seconds East 69.36 feet; thence South 27 degrees 34 minutes 13 seconds East 39.42 feet; thence North 57 degrees 48 minutes 25 seconds East 127.97 feet to the point of beginning, containing 2.33 acres, more or less.

This subdivision consists of 6 lots numbered 3, 4, 5, 16, 17 and 27. The size of lots and widths of streets are shown in figures denoting feet and decimal parts thereof.

This survey was made by me during June and July, 1979. Witness my signature this 8th day of August, 1979.

Robert C. Sipes

Robert C. Sipes
Indiana License No. 9016

ROBERT C. S
No. 9016

Secretary

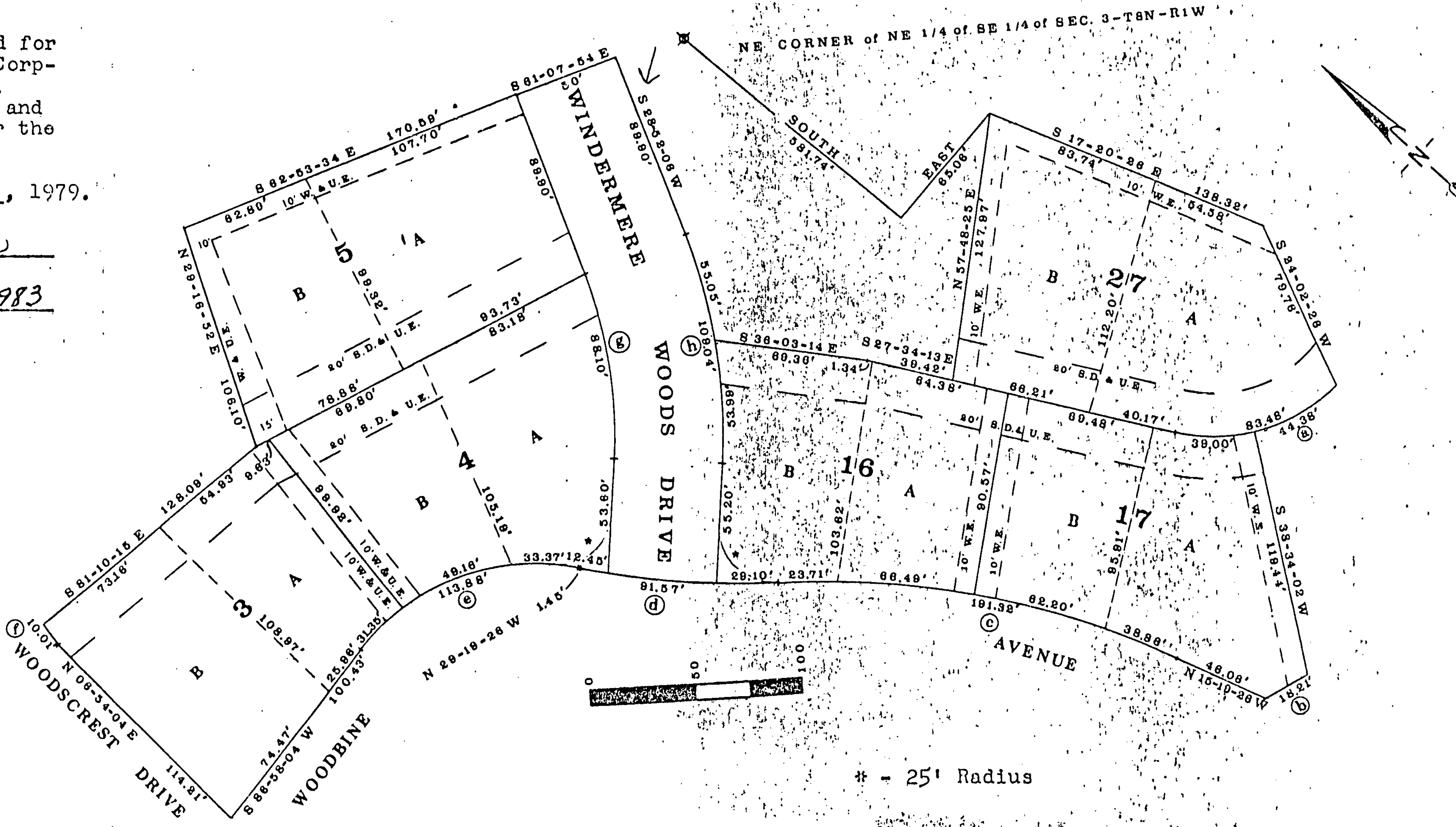
igned Notary Public in and for
ed the Windermere Woods Corp-
er, President, and Eric C.
he execution of the above and
voluntary act and deed for the

this 10 day of Aug., 1979.

Kay Kinser
Notary Public
ion expires Feb. 19, 1983

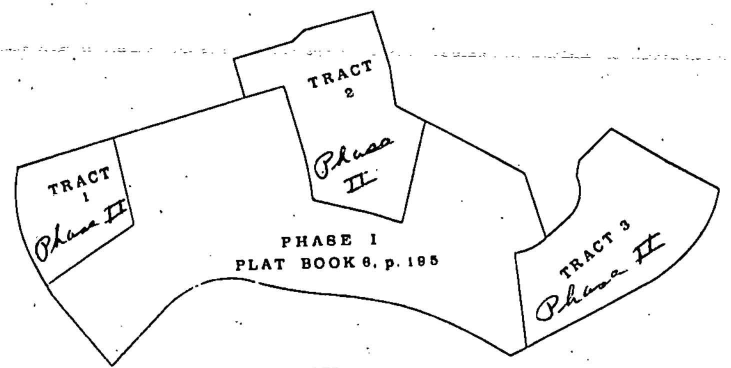
L	T
.48'	46.00'
.04	84.04
32	97.96
.57	46.05
.88	63.64
43	88.34
10	44.71
04	55.33

t
/ Easement



NE CORNER of NE 1/4 of SE 1/4 of SEC. 3-T8N-R1W
N
SOUTH 581.74'
EAST 65.06'
WINDERMERE WOODS DRIVE
AVENUE
WOODSCREST DRIVE
WOODBINE
5
4
3
16
17
27
A
B
S 81-07-54 E
S 82-53-34 E 170.59'
107.70'
62.80'
10' W. & U.E.
N 29-16-32 E
109.01'
20' S.D. & U.E.
93.73'
83.18'
78.88'
69.80'
S 28-52-08 W
89.80'
55.05'
109.04'
53.60'
88.10'
105.18'
98.32'
S 81-10-15 E
128.09'
64.83'
73.16'
N 08-34-04 E
114.81'
S 86-58-04 W 74.47'
100.43'
25.86'
31.35'
108.97'
N 29-19-26 W 1.45'
49.16'
113.88'
33.37'
12.45'
91.57'
S 36-03-14 E 69.30'
S 27-34-13 E 39.42'
64.38'
66.21'
60.48'
40.17'
83.48'
39.00'
44.38'
N 57-48-25 E 127.97'
S 17-20-36 E 83.74'
138.32'
54.58'
S 84-02-26 W 79.76'
112.20'
80' S.D. & U.E.
53.99'
55.20'
103.82'
90.57'
95.81'
29.10'
23.71'
66.49'
101.33'
62.20'
38.86'
46.08'
N 15-10-26 W
18.21'
S 38-34-02 W 119.44'
10' W.E.
(a)
(b)
(c)
(d)
(e)
(f)
(g)
(h)
0
50
100
* - 25' Radius

E OF WINDERMERE WOODS


TRACT 1
Phase II
TRACT 2
Phase II
TRACT 3
Phase II
PHASE I
PLAT BOOK 6, p. 185

KEY

FILED
DEC 19 1979
John W. Davis
Auditor Monroe County, Indiana

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he South-
t 72.07
feet; thence
South 21
degrees
20 minutes
25 seconds
West 40.71
feet, thence
a deflection
rth 28 degrees
07
minutes
g 0.761

3. A part of the Northwest quarter of the Southwest quarter of Section Two (2), Township Eight (8) North, Range One (1) West, Monroe County, Indiana and a part of the Northeast quarter of the Southeast quarter of Section Three (3) Township Eight (8) North, Range One (1) West, Monroe County, Indiana, described as follows:

Beginning at a point that is 789.06 feet South and 249.11 feet East of the Northwest corner of the aforesaid Northwest quarter of the Southwest quarter; thence South 06 degrees 42 minutes 10 seconds East 76.29 feet; thence South 12 degrees 12 minutes 29 seconds East 65.40 feet to the Northerly right of way line of Covenanter Drive; thence on said right of way line 7.87 feet on the arc of a curve to the left, said curve having a deflection angle 24.5314 degrees and a radius of 258.68 feet; thence continuing on said right of way line South 63 degrees 40 minutes 34 seconds West 11.84 feet; thence on said right of way line 115.54 feet on the arc of a curve to the right, said curve having a deflection angle of 48.5000 degrees and a radius of 136.49 feet; thence continuing on said right of way line North 67 degrees 49 minutes 26 seconds West 197.49 feet; thence continuing on said right of way line 1.16 feet on the arc of a curve to the left, said curve having a deflection angle of 3.9806 degrees and a radius of 278.87 feet; thence leaving said right of way line North 38 degrees 34 minutes 02 seconds East 119.44 feet; thence 44.38 feet on the arc of a curve to the left, said curve having a deflection angle of 60 degrees and a radius of 79.92 feet; thence South 87 degrees 34 minutes 13 seconds East 49.50 feet; thence 75.20 feet on the arc of a curve to the left said curve having a deflection angle of 91.5000 degrees and a radius of 68 feet; thence North 61 degrees 17 minutes 10 seconds East 9.48 feet; thence South 54 degrees 58 minutes 42 seconds East 75.27 feet to the point of beginning, containing 0.915 acre, more or less.

This subdivision consists of 5 lots numberes 2, 14, 15, 18 and 19. The size of lots and widths of streets are shown in figures denoting feet and decimal parts thereof. This survey was made by me during October and November, 1979. Witness my signature and seal this 12th day of December, 1979.

FILED
DEC 19 1979
Auditor Monroe County, Indiana

Robert C. Sipes
Robert C. Sipes Indiana Land Surveyor No. 9016

No. 9016

NDERMERE WOODS PHASE I

1 of

VILLAGE OF WINDERMERE WOODS, PHASEII, an addition to the City of Bloomington, Indiana

I hereby certify that the within plat is true and correct and represents a survey of the following described tracts:

1. A part of the Northeast quarter of the Southeast quarter of Section Three (3), Township Eight (8) North, Range One (1) West, Monroe County, Indiana described as follows:
   Beginning at a point that is 333.62 feet South and 222.81 feet West of the Northeast corner of the aforesaid quarter quarter section, thence South 29 degrees 16 minutes 52 seconds West 106.10 feet; thence North 81 degrees 10 minutes 15 seconds West 128.09 feet to a point on the Easterly right of way line of Woodscrest Drive; thence on said right of way line 149.19 feet on the arc of a curve to the right, said curve having a deflection angle of 42.7389 degrees and a radius of 225.78 feet; thence South 62 degrees 53 minutes 34 seconds East 122.52 feet to the point of beginning, containing 0.383 acre, more or less.

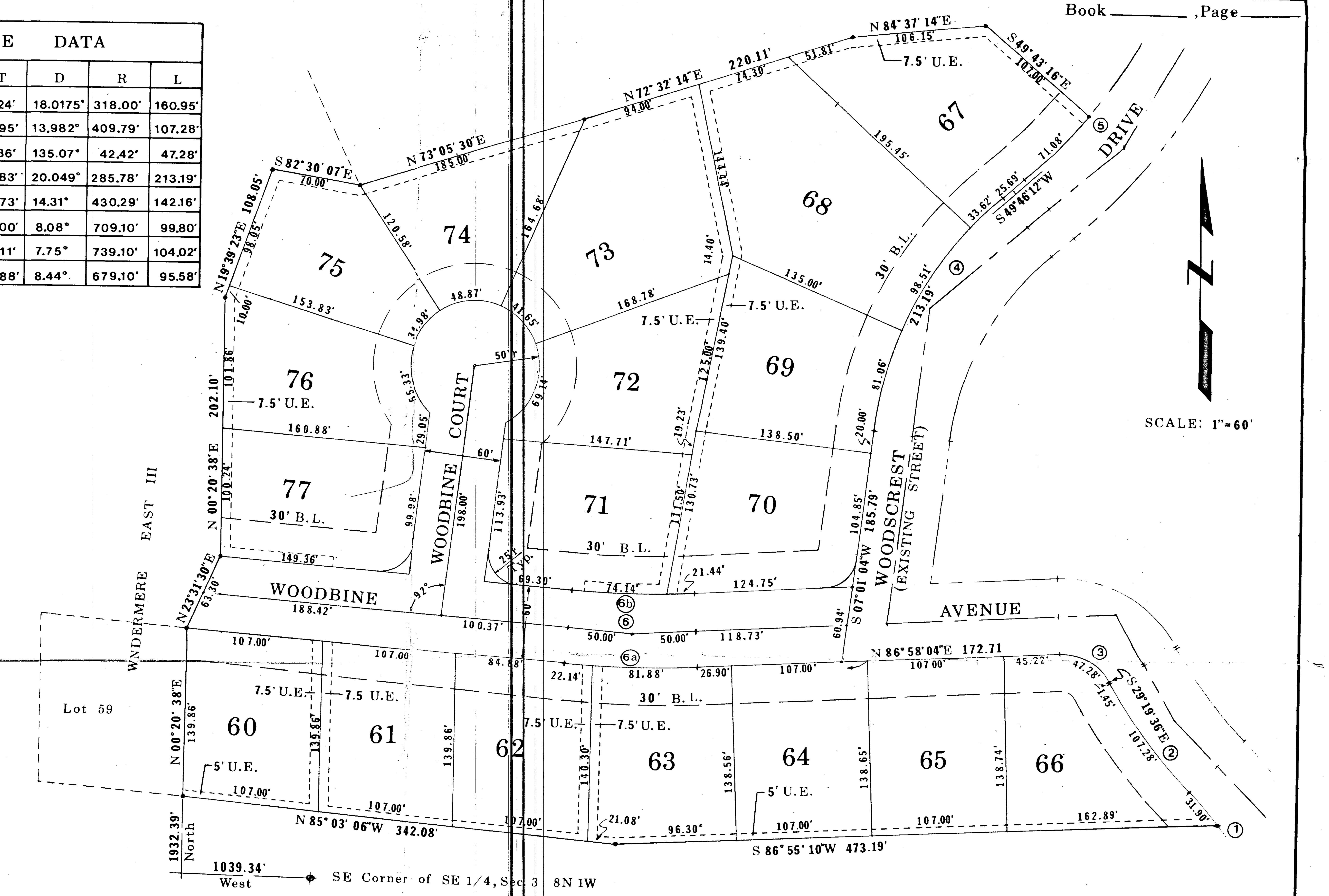
2. A part of the Northeast quarter of the Southeast quarter of Section Three (3), Township Eight (8) North, Range One (1) West, Monroe County, Indiana, and also a part of the Northwest quarter of the Southwest quarter of Section Two (2), Township Eight (8) North, Range One (1) West, Monroe County, Indiana, described as follows:
   Beginning at a point that is 368.61 feet South and 47.39 feet West of the Northeast corner of the aforesaid Northeast quarter of the Southeast quarter; thence South 61 degrees 07 minutes 54 seconds East 72.07 feet; thence South 85 degrees 17 minutes 45 seconds East 31.64 feet; thence South 61 degrees 06 minutes 34 seconds East 83.38 feet; thence South 21 degrees 21 minutes 45 seconds West 70.83 feet; thence South 53 degrees 53 minutes 06 seconds West 51.54 feet; thence South 17 degrees 20 minutes 26 seconds East 41.00 feet; thence South 57 degrees 48 minutes 25 seconds West 127.97 feet; thence North 27 degrees 34 minutes 13 seconds West 40.71 feet; thence North 36 degrees 03 minutes 14 seconds West 69.36 feet; thence 55.05 feet on the arc of a curve to the left, said curve having a deflection angle of 23.9911 degrees and a radius of 260.42 feet; thence North 28 degrees 52 minutes 06 seconds East 89.90 feet; thence North 61 degrees 07 minutes 54 seconds West 50.00 feet; thence North 28 degrees 52 minutes 06 seconds East 48.81 feet to the point of beginning, containing 0.761 acre, more or less.

VILLAGE OF WINDER

FILED
DEC 19 1975
John W. Davis
Auditor Monroe County, Indiana

Book ________ ,Page ________

CURVE DATA					
No	Δ	T	D	R	L
①	29°00'	82.24'	18.0175°	318.00'	160.95'
②	15°00'	53.95'	13.982°	409.79'	107.28'
③	63°42'30"	26.36'	135.07°	42.42'	47.28'
④	42°44'30"	111.83'	20.049°	285.78'	213.19'
⑤	18°55'45"	71.73'	14.31°	430.29'	142.16'
⑥	8°03'50"	50.00'	8.08°	709.10'	99.80'
(6a)	8°03'50"	52.11'	7.75°	739.10'	104.02'
(6b)	8°03'50"	47.88'	8.44°	679.10'	95.58'


N 84° 37' 14" E
106.15'
S 49° 43' 16" E
107.00'
7.5' U.E.
220.11'
51.81'
14.30'
N 72° 32' 14" E
94.00'
N 73° 05' 30" E
185.00'
S 82° 30' 07" E
70.00'
N 19° 39' 23" E 108.05
98.05'
DRIVE
67
195.45'
68
74
73
75
120.58'
164.68'
144.32'
71.08'
33.62' 25.69'
S 49° 46' 12" W
⑤
④
30' B.L.
98.51'
213.19'
135.00'
14.40'
168.78'
7.5' U.E.
153.83'
48.87'
41.65'
34.98'
10.00'
50' r
69
72
76
139.40'
125.00'
81.06'
101.86'
202.10'
7.5' U.E.
55.33'
69.14'
COURT
19.23'
20.00'
160.88'
29.05'
60'
147.71'
138.50'
WOODBINE
198.00'
WOODSCREST
(EXISTING STREET)
77
71
70
100.24'
99.98'
113.93'
111.50'
130.73'
104.85'
185.79'
S 07° 01' 04" W
N 00° 20' 38" E
30' B.L.
30' B.L.
WINDERMERE EAST III
149.36'
25' r Typ.
69.30'
74.14'
21.44'
124.75'
N 23° 31' 30" E
63.30
WOODBINE
92°
188.42'
60'
(6b)
⑥
AVENUE
100.37'
50.00'
50.00'
118.73'
60.94'
107.00'
107.00
84.88'
(6a)
N 86° 58' 04" E 172.71
107.00'
107.00'
45.22'
③
47.28'
1.45'
S 29° 19' 36" E
22.14'
81.88'
26.90'
30' B.L.
Lot 59
7.5' U.E.
7.5 U.E.
7.5' U.E.
7.5' U.E.
60
61
62
63
64
65
66
107.28'
②
N 00° 20' 38" E
139.86'
139.86'
139.86'
140.30'
138.56'
138.65'
138.74'
5' U.E.
5' U.E.
107.00'
107.00'
107.00'
21.08'
96.30'
107.00'
107.00'
162.89'
31.90'
①
N 85° 03' 06" W 342.08'
S 86° 55' 10" W 473.19'
1932.39'
North
1039.34'
West
SE Corner of SE 1/4, Sec 3 8N 1W
SCALE: 1"=60'

WINDERMERE EAST IV

I hereby certify that the within plat is true and correct and represents a survey of a part of the Southeast quarter of Section 3, Township 8 North, Range 1 West, more particularly described as follows:

A part of the Southeast quarter of Section (3) Three, Township (8) Eight North, Range (1) One West, Monroe County, Indiana, described as follows, to-wit:

Beginning at the Southeast corner of Lot Number 59 in Windermere East III, an addition to the City of Bloomington, Indiana, as recorded in Plat Book 5, page 142, said point being 1932.39 feet North and 1039.34 feet West of the Southeast corner of the aforesaid Southeast quarter section ; thence North 00 degrees 20 minutes 38 seconds East 139.86 feet; thence North 23 degrees 31 minutes 30 seconds East 63.30 feet; thence North 00 degrees 20 minutes 38 seconds East 202.10 feet; thence North 19 degrees 39 minutes 23 seconds East 108.05 feet; thence South 82 degrees 30 minutes 07 seconds East 70.00 feet; thence North 73 degrees 05 minutes 30 seconds East 185.00 feet; thence North 72 degrees 32 minutes 14 seconds East 220.11 feet; thence North 84 degrees 37 minutes 14 seconds East 106.15 feet; thence South 49 degrees 43 minutes 16 seconds East 107.00 feet; thence Southwesterly 71.08 feet on a curve to the right, said curve having a radius of 430.29 feet and a deflection angle of 18.929 degrees; thence South 49 degrees 46 minutes 12 seconds West 25.69 feet; thence Southwesterly 213.19 feet on a curve to the left, said curve having a radius of 285.78 feet and a deflection angle of 42.742 degrees; thence South 07 degrees 01 minute 04 seconds West, 185.79 feet; thence North 86 degrees 58 minutes 04 seconds East 172.71 feet; thence Southeasterly 47.28 feet on a curve to the right, said curve having a radius of 42.42 feet and a deflection angle of 63.708 degrees; thence South 29 degrees 19 minutes 36 seconds East 1.45 feet; thence Southeasterly 107.28 feet on a curve to the left, said curve having a radius of 409.79 feet and a deflection angle of 15 degrees; thence Southeasterly 31.90 feet on a curve to the right; said curve having a radius of 318.00 feet and a deflection angle of 29 degrees; thence South 86 degrees 55 minutes 10 seconds West 473.19 feet; thence North 85 degrees 03 minutes 06 seconds West 342.08 feet to the point of beginning, containing 7.858 acres, more or less.

This subdivision consists of 18 lots numbered 60 through 77 inclusive. The size of lots and width of streets are shown in figures denoting feet and decimal parts thereof.

This survey was made by me during January, February, March, 1973.

Witness my signature and seal this 26th day of April, 1974.

Signed: Robert C Sipes
Robert C. Sipes, IND LS No. 9016

No. 9016

Sheet 1 of 2

WINDERMERE EAST IV

Book_____ Page______

The undersigned, the Eastside Development Corporation, being the owner of the above described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as WINDERMERE EAST IV ADDITION to the City of Bloomington, Indiana.

A. The streets shown and not heretofore dedicated are hereby dedicated to the public.

B. Between building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained. In no event may a structure be nearer than six feet to the closest point of the lots side line.

C. There are strips of ground as shown on the within plat marked "Utility Easements" (U.E.), which are reserved for the use of public utility companies and governmental agencies as follows: "Utility Easements" (U.E.) are created for the use of all public utility companies not including transportation companies, for the installation and maintenance of mains, ducts, lines, wires, and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes therein stated. No structure, including fences, shall be built upon said easements.

D. All lots in this addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever. No building other than a one-family residence shall be erected on any lot in said addition.

E. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot in this Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary charcter be used as a residence.

F. Building Size Restrictions:

1. Single family residences one story in height shall have a ground floor area of not less than 1500 sq.ft.
2. Single family residences of one and one-half stories shall have a ground floor area of not less than 1250 sq.ft.
3. Single family residences two stories in height shall have a ground floor area of not less than 1000 ft.
4. Split level and bi-level houses shall be considered a one story house for these restrictions.
5. The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimney and eaves. Ground floor area shall be measured from the outside of the building foundation.
6. No single family residence, exclusive of chimney, shall exceed thirty-two (32) feet in height measured from the lowest finished grade level at the houses foundation to the highest point of the structure's roof.
7. Except for houses located on corner lots, the main roof gable end shall not face toward the street unless prior written approval is obtained from Eastside Development Corporation. Houses located on corner lots where the foundation is exposed in excess of two feet above finished grade level shall have said entire exposed foundation veneered with either stone or brick on all sides of the house facing street. Where any concrete block foundation is exposed above finish lot grade level for two feet or more, said entire foundation shall be veneered with stone, brick or weatherboarding or decorative masonry block.
8. Restrictions set out under "F" entitled "Building Size Restrictions" may be waived by Eastside Development Corporation on application in writing by any lot owner. Said waiver shall be valid only when properly recorded in the office of the Recorder of Monroe County.

G. Additional Sub-division Restrictions:

1. Waste Disposal— No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste material, and such items shall not be kept except in sanitary containers out of sight and under cover except on days of trash collection. All equipment for the storage or disposal of such material shall be kept in a clean closed sanitary condition.
2. Yard incinerators for the disposal or burning of trash are not permitted.
3. All dwelling units shall be equipped with a mechanical device for grinding and disposal of garbage.
4. All sewage disposal shall be connected with the sanitary sewer system of the City of Bloomington, Indiana. No septic tanks or cesspools are permitted.
5. No fence in excess of 6 feet in height shall be permitted within 10 feet of any lot line.
6. No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 20 feet from the intersections of the street lines, or in case of rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

H. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats and other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.

I. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

J. For every family unit located on any lot, there shall be an undercover space for the off-street parking of a minimum of one automobile, and every dwelling or structure shall have a driveway with a minimum width of 10 feet extending from the curb line in the front of the lot back to a point at least as far as the closest point of the structure to the street. Said driveway shall be paved with either concrete or a hot mixed bituminous asphalt material.

K. Except for service deliveries, no boat, trailer, truck or other vehicle other than automobiles shall be parked in the subdivision unless parked within an enclosed garage, carport, or basement.

L. There shall be no subdivision of any lot, or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining lot owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots, or parts thereof, owned by one person and used as a single building site, shall be considered one lot, and the boundaries so established by such common ownership shall be considered the only lot lines for the purpose of these conditions and restrictions.

M. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, obsorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in Windermere East IV, their heirs or assigns, whoshall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 1988, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These restrictions and reservations are made for the benefit of the Eastside Development Corporation, its successors and assigns, and of any and all persons who may own any lot or lots in Windermere East IV Addition, and who shall derive title from or through Eastside Development Corporation, its successors or assigns,any lot owner as above described shall specifically have the right to prevent or stop the violation of any restriction by injunction or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be entitled to reasonable attorney's fees incurred in obtaining such injunction or in prusuing any other lawful remedy to prevent or stop such vioation.

N. All telephone and electrical connections from the utility lines to the houses shall be underground; no electrical or telephone transmission lines shall be overhead. No overhead wires of any type shall be installed at any place in this subdivision.

O. Any driveway on the premises shall be a minumum of sixteen (16) feet in width and surfaced with either concrete or asphalt and the owner of said lot shall install and maintain at all times a post light (from dusk to dawn) the same to be located at such place on the premises as shall be determined by Eastside Development Corporation; there shall be no parking of any vehicles on the street by occupant of said premises during daylight hours; the plot and house plans for the construction of the residence on the lands above described shall be first approved in writing by Eastside Development Corporation and no construction shall be commenced until such approval has been obtained from Eastside Development Corporation in writing.

P. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, EASTSIDE DEVELOPMENT CORPORATION, BY ______________ PRESIDENT, AND ______________ VICE PRESIDENT, AND ______________ ASSISTANT TREASURER, have hereunto caused it's and their names to be subscribed this 20th day of March, 1975.

EASTSIDE DEVELOPMENT CORPORATION

By ______________
Richard P. Rechter, President

____
John H. Hooker, Vice President

____
Jerome C. Neely, Assistant Treasurer

State of Indiana
County of Monroe

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Eastside Development Corporation, by Richard P. Rechter, President and John H. Hooker, Vice President and Jerome C. Neely, Assistant Treasurer, and acknowledge the execution of the above and foregoing certificate as it's and their voluntary act and deed for the uses and purposes therein expressed.

____
My Commission Expires

____
Notary Public

Under the authority provided by Chapter 174-Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana this plot was given approval by the City of Bloomington, as follows:

Approved by City Plan Commission at a meeting held, ______________

Mary Alice Gray
President

____
Secretary

Approved by Board of Public Works at a meeting held, March 19, 1975

Leo E. Hickman Jr
Chairman

Tabiatha Eagleson.
Member

Geoffrey M Grodner
Member

May 15th 1838

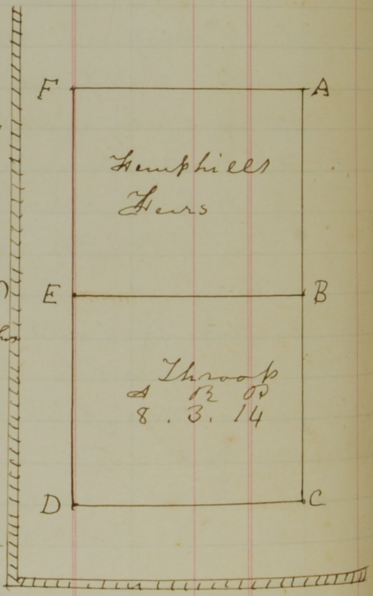
ran the following lines and Made the following Corners in Section No 32 Township 9 North of Range No 2 west for William Foster and others Beginning at the North west Corner of said Section No 33 witness Trees Sugar 9 inches diameter S 31° W 7 links distant Beech 18 inches diam S 82 E 20 links dist then N 85° E 81. poles 11 links to a stake witness Black ash 21 inches diam N 63 W 19. links dist Cherry 11 in diam S 35 E 11 lks dist then N 85° E 81. poles & 11 links to a stone witness Trees Beech 6 in diam N 11 E 5 lks dist Black walnut 12 in diam S 47. E 9 links dist then S 7. E 162. poles 10 links to a stake witness Sugar 15 in diam S 87 E 35¾ lks dist Butternut 3 in diam S 24 W 34 links dist then S 85 W 80 poles 11¾ links to a stake in open ground then S 85 W 80 poles witness Beech 8 in diam S 85 W 19 lks dist B ash 27 inches N 15 W 22 links then N 7 W 163. poles 11 lks to the place of Beginning

James W Spencer
Monroe County Surveyor

May 20th 1838

Surveyed for Throop & Hemphills heirs a part of lot No 7 lying and being in the N E quarter of Section 3 T 8 R 1 west or designated as being Sold for the benefit of the college & Bounded as follows Beginning at (D) as Shown in the plat being the S W corner then N 85¼ E 39. poles 19½ link to (C) then N 5½ W 36 poles to (B) then S 85¼ W 38. poles 19½ links then S 5½ E 36. poles to the Beginning Containing Eight acres 3 quarters & 14. poles

James W Spencer
Monroe County Surveyor



May 20th 1838

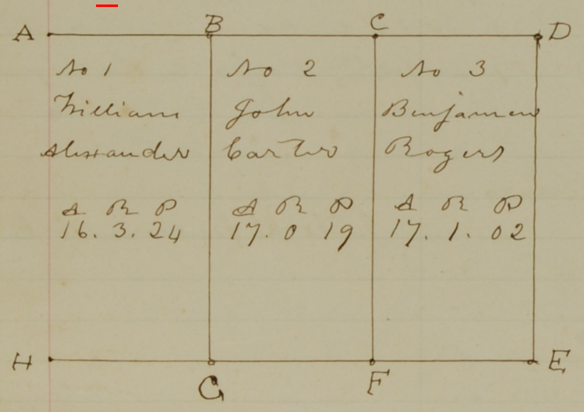
Surveyed in the Town of Bloomington for George W Hardin in lots Nos 162 & 320 Lot No 162 Beginning at the N W Corner running thence N 85¼° E 8 poles to a stake then S 5½° E 4 poles to a stake then S 85¼ W 8 poles to a stake then N 5½ W 4 poles to the Beginning Lot No 320 Beginning at the S E Corner

+ thence N 5½° W 4. poles to a stake then S 85¼ W 8 poles to a stake then S 5½° E 4. poles to a stake then N 85¼ E 8 poles to the place of Beginning

James W Spencer
Monroe County Surveyor

Benjamin Rogers
Newton Anderson
chain bearers Sworn

Per_M01



May 22d 1838

Surveyed for William Alexander John Carter & Benjamin Rogers Lots No 1. 2. & 3 Situated in the North West quarter of Section No 3 Township no 8 North of range 1 west Beginning at a stone it being the N W Corner of said section witness Beech 30 in diam N 20 W 28 links distant Beech 15 in diam N 30 E 26 Chs dist

then N 84¾ E 38. poles 19½ links to (C) a stone. then N 84¾ E 39 poles 3½ Chs to D a stone then S 5½ E 70 poles 14.½ links to (E) a Stake Then S 84¾ W 39 poles 3½ links to a stake then S 84¾ W 38 poles 19½ links to (G) a stake ~~then~~ witness Sugar 3 in diam S 43° E 1½ Chs dist Sugar 4 in diam S 59 W 10 Chs dist

then S 84¾° W 38 poles 8 links to H a stake then N 5½ W 70 poles 14½ links to the Beginning

James W Spencer M. C. S

August 13th 1872

Surveyed for Mathew Mcphetridge & D J Shaw the following lot of land Situated in Section No 3 Township No 8 North of range No One West of 2° principal Meridian out lot No 127 commencing at the North west Corner of Said lot at a Stone thence S 4½° E 32 poles 12½ links to a stone no witness trees made thence N 85° E 39 poles 10 links to a Stone no witness trees made containing 8 Eight acres.

William M Sample }
Samuel H Sample }
Chain Bearers by consent of parties.
Mathew Mcphetridge & D J Shaw Flag Bearers

Alexander C Spencer
Monroe County Surveyor

September 24th A D 1872

ran the following lines & made the following Corners in Sections Nos 26 & 27 in Township No 7 North of range No One West for A W Chambers David Deckard Calvin Young Sarah Cummins & others Beginning 40 poles East of the North west corner of Section 26 Town and range aforesaid Said Corner established witness trees W Oak 30 inches diameter S 48° E 75 links distant Sugar 20 inches diameter S 44° W 126 links distant then S 4½ E 243 poles & 14 links witness trees poplar 4 inches diameter S 80° E 18 links distant Gum 2 inches diameter S 85° W 33 links distant then S 85° W 80 poles to a Stake witness trees Beech 15 inches diameter N 4° E 23 lks dist Beech 15 inches diameter N 27° W 23 lks dist Corner made at the South East Corner of the North west one fourth of the North west quarter witness trees B. Oak 24 inches diameter S 14° E ~~20~~ 2 links B Ash 6 inches diam N 28° W 3 links thence West 80 poles to a stake witness trees Red Oak 4 inches diam S 11° W 35 links dist Elm 24 in diam S 66½ W 63 lks dist Corner established at the South East corner of the North west one fourth of the North west quarter of Section No 26 witness trees Beech 12 inches diameter S 35° W 25 lks dist Beech 12 inches diameter S 31½ E 26 lks dist

A W Chambers } Chain Bearers
Anthony Deckard } Sworn
J M Richardson Flag Bearer

Alexander C Spencer
Monroe County Surveyor

Legal Survey Book 2, page 18
RSID003013

Dec 11. 1858. Established for Thos Faris the N.E cor of Sem. Lot No. in the S.W. qr of Sec 3. T.8. R 1 W.
Wit. tree Beech 8. N 84 E. 54 l.
Established at the same time the South ½ mile stake of said Sec 3. Wit. trees Beech 20 S 62 E 59 l.
Beech 20 N 80 W. 39½.

Per_O05

+

B. F. Rogers } Ch. b.
C. D. Hay } Sworn

J. W. Spenser M. C. Surv
by Jas Woodburn Depty

July 30. 1858. Surveyed in Sec 15. T 9. R 1. E and established the following corners for Avard & McCoy, viz.
The S. W. cor of S.E. qr of N.E. qr. Beech 10 S 40 W. 15 l.
Gum 12. N 10 E 55.
X
" N. W. " " " " Beech 8. S 37 W. 8.
Beech 10. S 35 E 6½
" N. E " " " Gum 24 S 65 E. 19.
Hick. 14. N 38 E 10.

John Carter } Ch. b.
Johns Stevens } Sw.

J. W. Spenser M. C. Surv
by J. Woodburn Depty.

Aug. 1858. Surveyed in Sec 22. T. 8. R. 2 W. and established the following corner for John Dinsmore & Mr Stone.
X
The S. W. cor of East ½ of N.E. qr. Hick. 4. N 20 W. 6 l.
Ash 10. S 24 E. 19 "

Sept 7. 1858 Established for A. Johnson and Mr Retter the following corners in Sec 8. T. 9 R 1 W. viz
Cor in center of Sec. Wit trees Sug 20. N 12 E. 15 l.
+
Elm 36. N 70 E. 22 "
Cor at West ½ m Stake " " " Beech 10. N 34 W. 30 "
W. Oak 20. S 48 W. 38½.

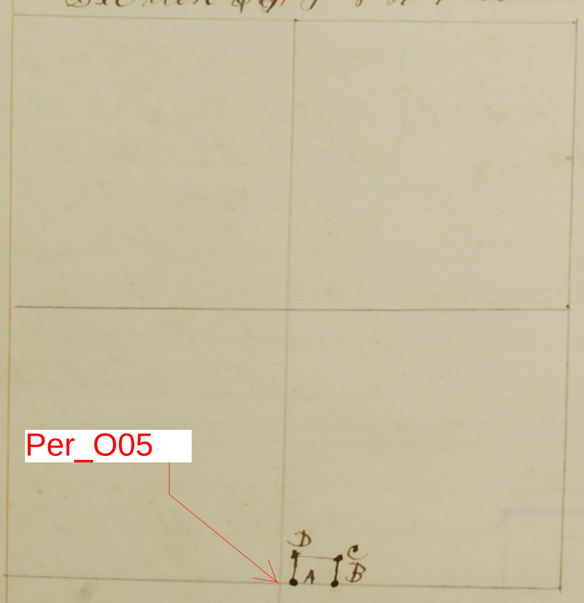
A. Parks } Ch. b.
F. Wyler } Sw.

J. W. Spenser M. C. Surv
by J. Woodburn Depty.

Legal Survey Book 2, page 386
RSID003014

Section ~~10~~3 T 8 R 1 W

Per_O05



July 9th 1883
Surveyed in Section ~~10~~3 T 8 R 1 W and established corners as per plat and field notes accompanying

A { 25 ft east of S ½ m p
Beech 24 S 4° W 90 lks

B { 17 Poles 7 $\frac{8}{29}$ lks east of (A)
Beech 20 S 75° E 105 lks

C { 9. Poles north of (B)
Ash 5 S 79° W 91 lks

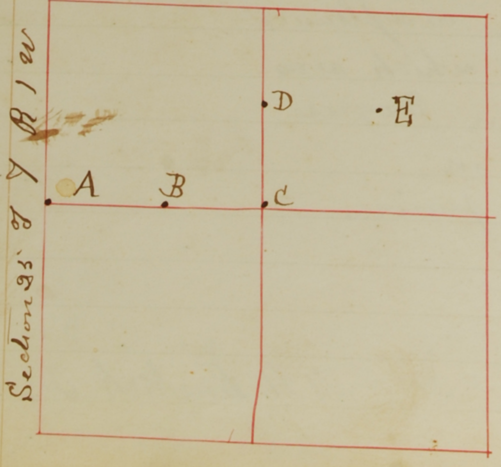
D { 9 Poles north of (A)
Beech 20 N 86° W 7¼

The above Survey was made by order of the trustees of the reformed Presbyterian church for a burying ground

David Latimer } Chainmen
John A Russel }
Samuel Haris flagman

M H Buskirk, M, C, S

Sept 11th 1882 Surveyed in Section 25 T 7 R 1 W and established the following corners Commenced at the S W cor Ran N 3½ W 323 Poles 16 & hit corner Established W ½ m p. at average distance Elm 24 N 80 W 16 Sour oak N 34° E 10½ lks Ran from E ½ m p. 319. P. 19 lks to W ½ m p Established cor "B" at half dist bet W ½ m. p. & center Ash 5 N 34½ E 77½ lks gum 10 N 9° W 81 lks Established corner "C" at center Red oak 10 N 46° E 7 Swamp oak 10 S 85 E 26½ lks Established corner "D" at half distance bet N ½ m p & center Beech 12 N 11 E 4 lks Beech 40 S 21° W 50½ lks Established cor "E" at center of N E qr Beech 10 N 21 E 29 lks Beech 10 N 65½ W 16



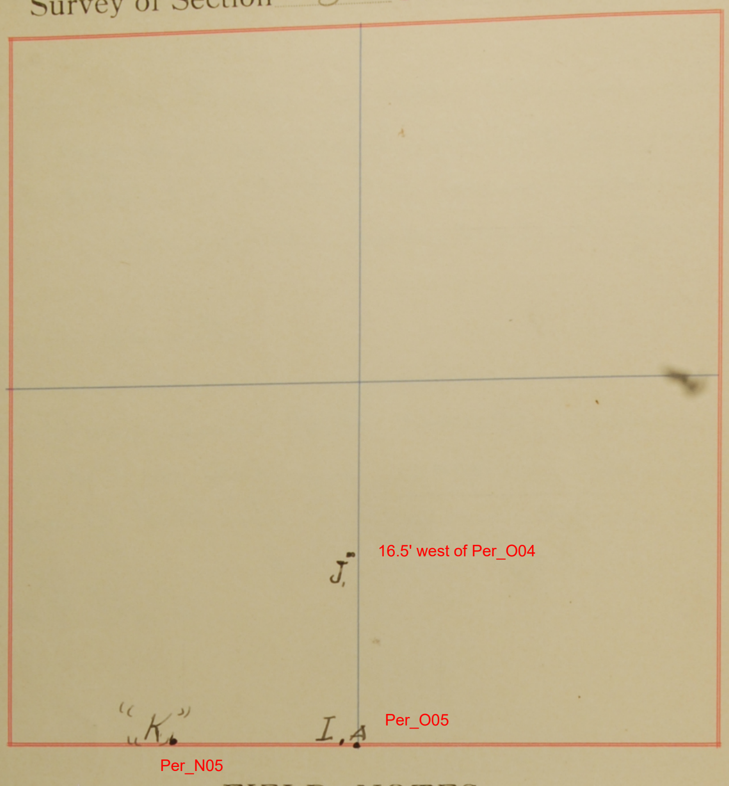
The above was done for Ike Mitchel. John G Chambers & others by consent

W. H Smith } Chainmen
Nelson Hawkins } Sworn

George W. Smith flagman sworn

M. H. Buskirk
M C S

Survey of Section 3. T. 8 R. 1 W.



FIELD NOTES.

Witness Trees	Inches in Diameter	Bearings	Distances in Links	Witness Trees	Inches in Diameter	Bearings	Distances in Links

"I", lime stone one rod and 6 links west of South ½ mi post.
wit. by a lime stone South 16½ lk.
" " " " " North 16½ lks.

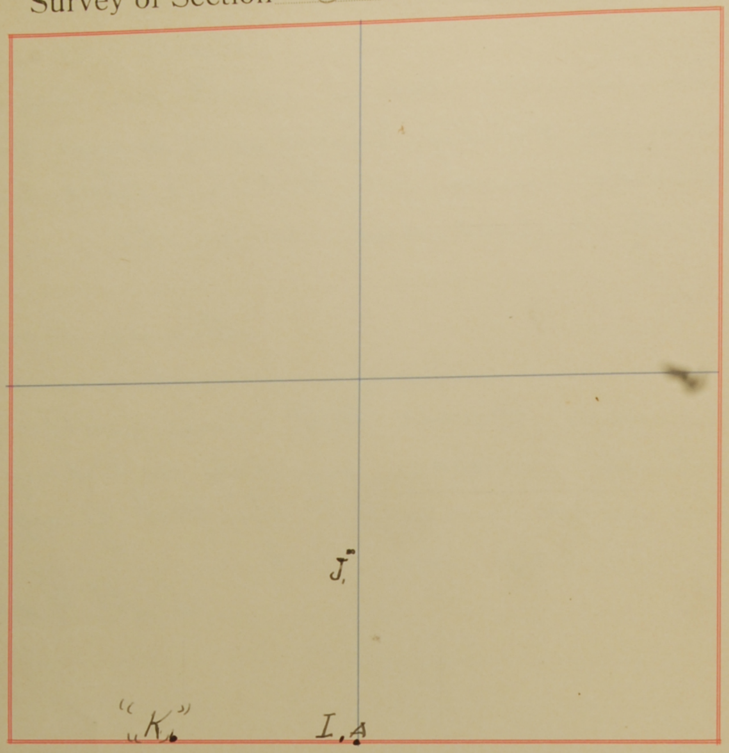
"J", lime stone one rod west of the ½ mi line running through
said section North & South.

"K", is 80 rd west of A. and the S. W. cor. of Sem. lot no 188
wit. by a lime stone East 14½ lks.
" " " " " west. 14 lks.

By agreement of Edward Whetsell and Faris I made the foregoing survey. on the 31st of Dec. 1910. In section 3. Town 8 North Range 7 West as shown by the plat as Chainmen {Hobart Buskirk
Fred Buskirk

Elmer Buskirk
M. C. S.

Survey of Section 3. T. 8 R. 12W.



FIELD NOTES.

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wit. by a lime stone South 16½ lks.
" " " " " North 16½ lks.
"J" lime stone one rod west of the ½ mi line running through said section North & South.
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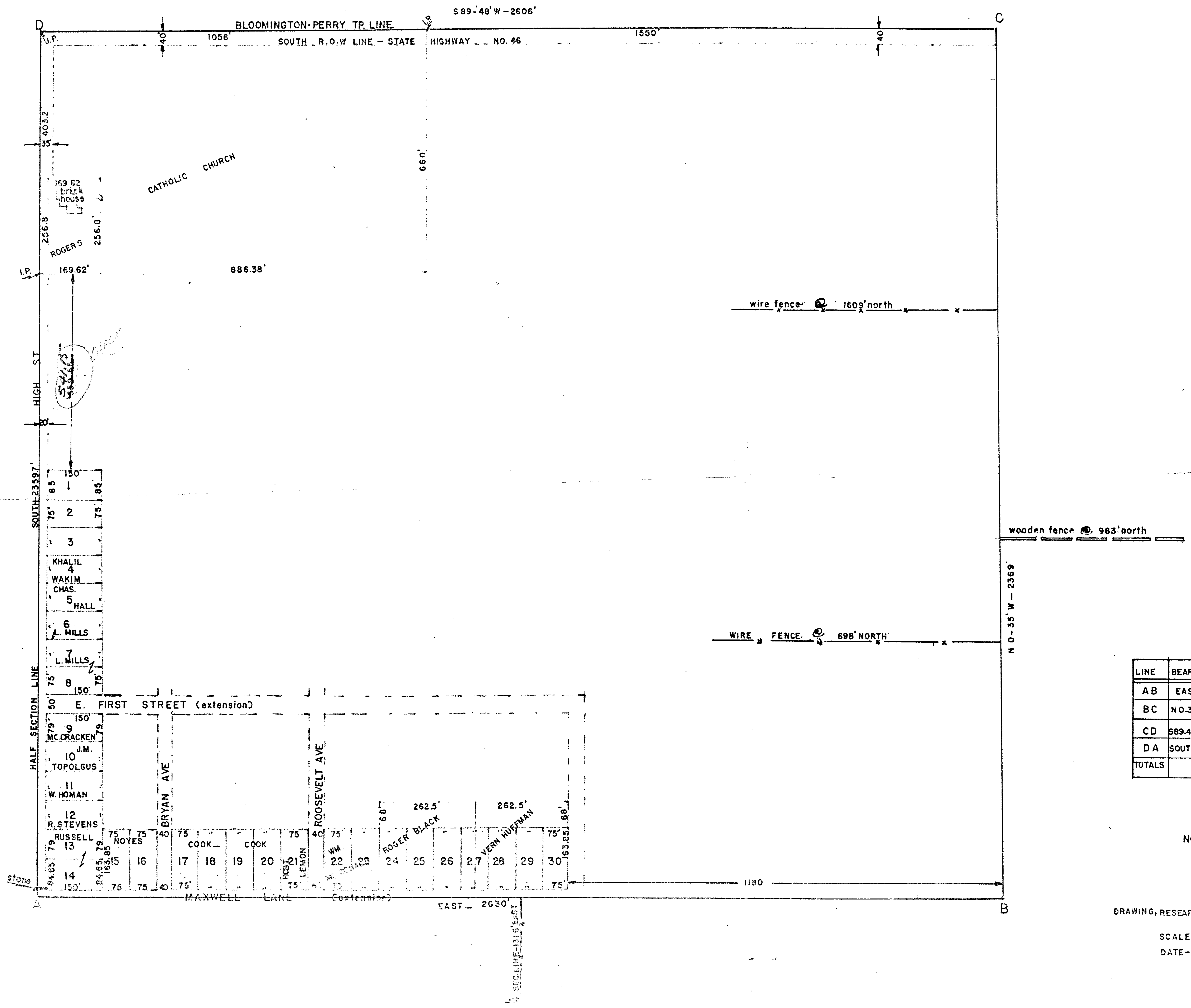

S 89-48' W - 2606'
BLOOMINGTON-PERRY TP. LINE
D
C
I.P.
I.P.
40
40
1056'
1550'
SOUTH R.O.W LINE - STATE HIGHWAY NO. 46
660'
403.2
35
169 62
brick
house
CATHOLIC CHURCH
256.8
256.8'
ROGERS
I.P.
169.62'
886.38'
HIGH ST
20
SOUTH-2359.7'
HALF SECTION LINE
wire fence @ 1609' north
wooden fence @ 983' north
WIRE FENCE @ 698' NORTH
N 0-35' W - 2369'
150'
85
85
1
75'
2
75'
3
KHALIL
4
WAKIM
CHAS.
5
HALL
6
L. MILLS
7
L. MILLS
75
8
75'
150'
50
E. FIRST STREET (extension)
150'
79'
9
MC.CRACKEN
79
J.M.
10
TOPOLGUS
11
W. HOMAN
12
R. STEVENS
RUSSELL
13
79
79
14
84.85
84.85
163.85
150'
75
75
NOYES
15
16
75
75
BRYAN AVE
40
40
75
COOK
COOK
17
18
19
20
75'
75
ROBT
21
LEMON
75
ROOSEVELT AVE
40
75'
WM.
22
23
75
68'
262.5'
ROGER BLACK
24
25
26
262.5'
VERN HUFFMAN
27
28
29
68'
75'
163.85
30
75'
1190
stone
A
MAXWELL LANE (extension)
EAST 2630'
B
SEC. LINE - 1316' EAST

LINE	BEAR.	DIST.	SIN.	COS.	N	S	E	W
AB	EAST	2630'					2630'	
BC	N 0-35W	2369	.011635	.999932	2368.83			24.02
CD	S89-48W	2606	.999996	.002909		9.13		2605.98
DA	SOUTH	2359.7				2359.7		
TOTALS					2368.83	2368.83	2630	2630.00

SURVEY OF

NORTHEAST QUARTER-SEC.3, T8N, R1W

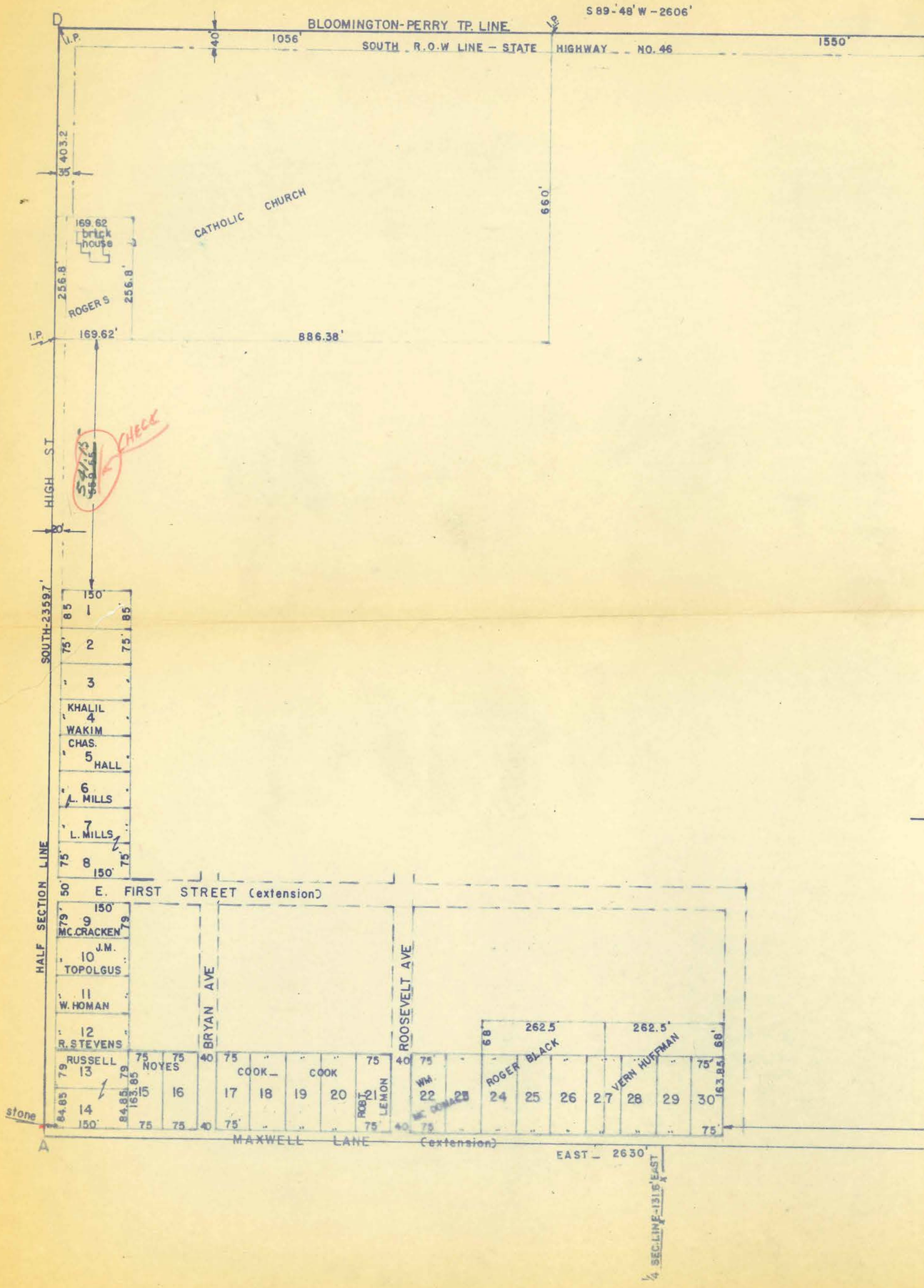
FIELD SURVEY - BY John T. Stapleton

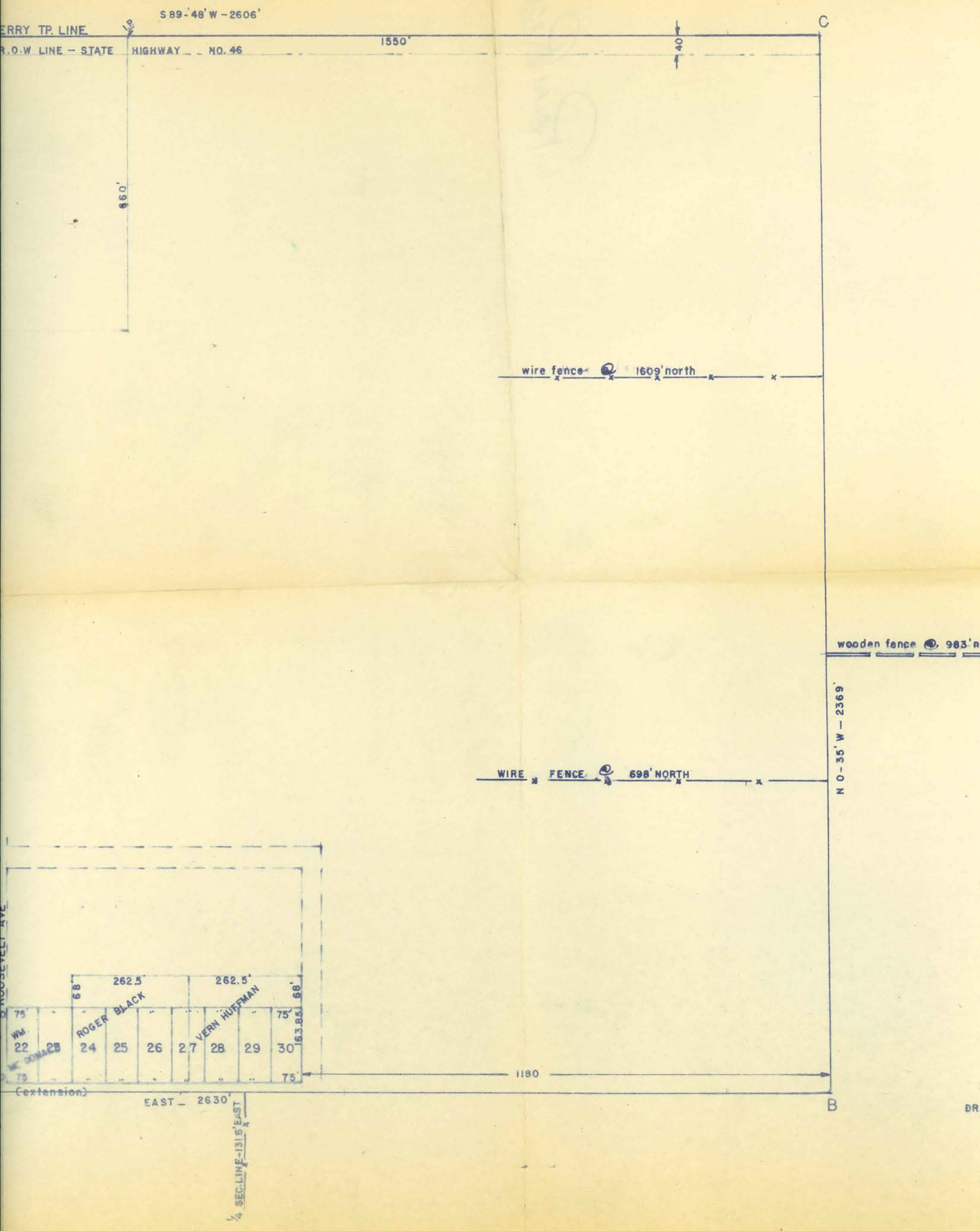
John M Carson

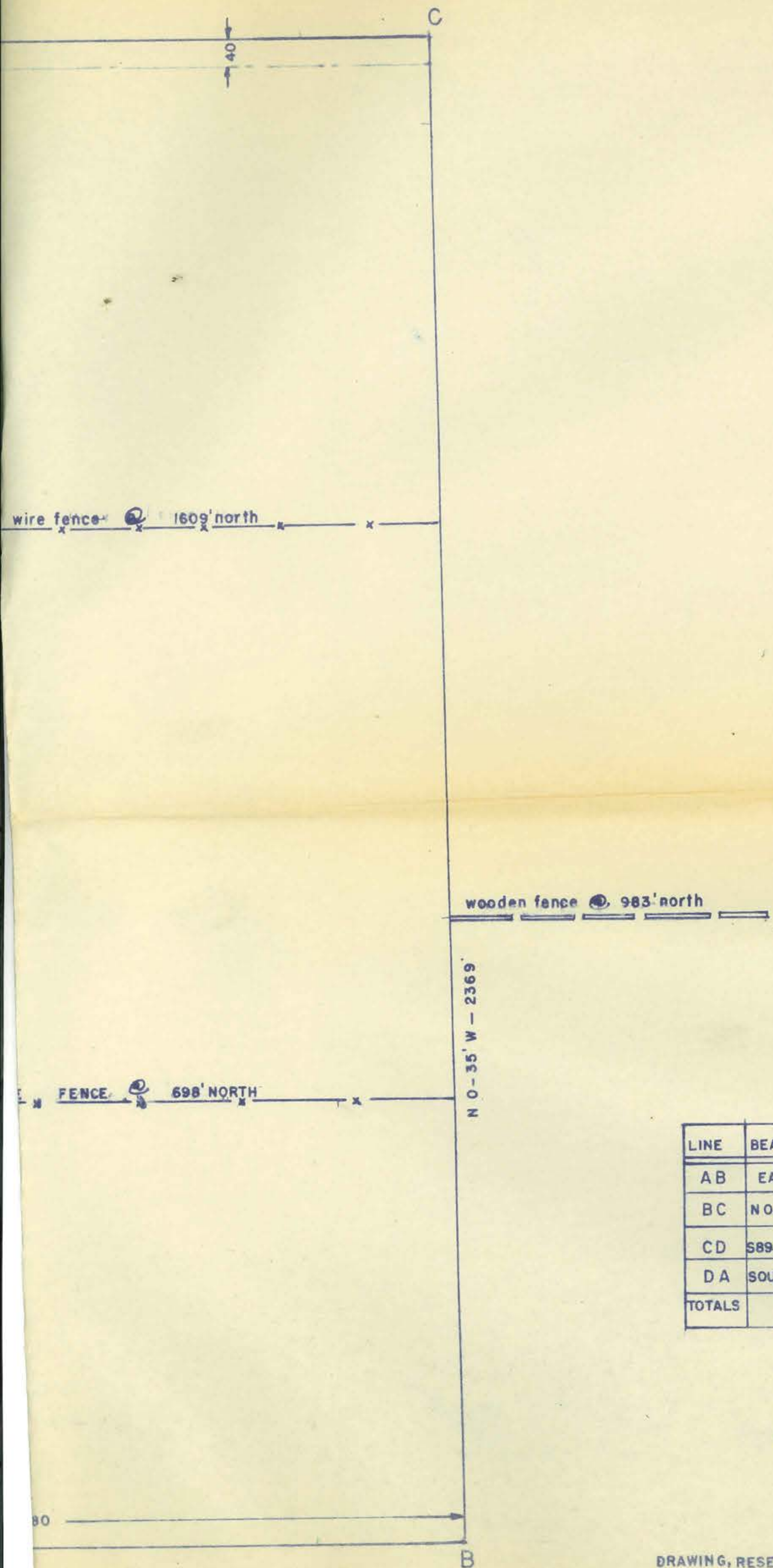
DRAWING, RESEARCH, & COMPUTATIONS - BY John T. Stapleton

SCALE - 1 INCH = 200 FT

DATE - OCT. 27 - TO - NOV. 1, 1950.


D
BLOOMINGTON-PERRY TP. LINE
S 89-48' W - 2606'
I.P.
40
1056'
SOUTH R.O.W LINE - STATE HIGHWAY NO. 46
1550'
403.2
35
660'
CATHOLIC CHURCH
169.62
brick house
256.8
256.8'
ROGERS
I.P.
169.62'
886.38'
HIGH ST
541.75
559.65
CHECK
20'
SOUTH-2359.7'
HALF SECTION LINE
150'
85
1
2
75'
3
KHALIL 4 WAKIM
CHAS. 5 HALL
6 L. MILLS
7 L. MILLS
8
150'
50
E. FIRST STREET (extension)
150'
79
9 MC.CRACKEN
10 J.M. TOPOLGUS
11 W. HOMAN
12 R. STEVENS
RUSSELL 13
14
84.85
163.85
NOYES
15
16
75
BRYAN AVE
40
COOK
17
18
COOK
19
20
ROBT. LEMON
21
ROOSEVELT AVE
WM. MC DONALD
22
23
262.5
68
ROGER BLACK
24
25
26
27
262.5'
VERN HUFFMAN
28
29
30
68'
163.85
75'
stone
A
MAXWELL LANE (extension)
EAST - 2630'
1/4 SEC. LINE - 1316' EAST


S 89-48' W - 2606'
ERRY TP. LINE
I.P.
R.O.W LINE - STATE HIGHWAY - NO. 46
1550'
40
C
860'
wire fence 1609' north
wooden fence 983' n
N 0-35' W - 2369'
WIRE FENCE 698' NORTH
ROOSEVELT AVE
262.5
262.5'
68
68'
163.85
75'
75
WM MC DONALD
ROGER BLACK
VERN HUFFMAN
22
23
24
25
26
27
28
29
30
(extension)
1180
EAST - 2630'
¼ SEC. LINE - 1316' EAST
B
DR


C
40
wire fence @ 1609' north
wooden fence @ 983' north
N 0-35' W – 2369'
FENCE @ 698' NORTH
80
B

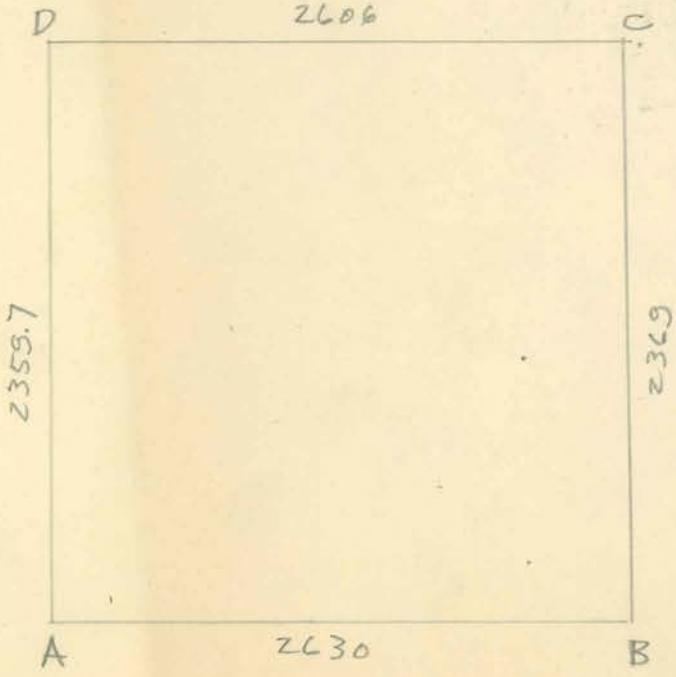
LINE	BEAR.	DIST.	SIN.	COS.	N	S	E	W
AB	EAST	2630'					2630'	
BC	N 0-35W	2369	.011635	.999932	2368.83			24.02
CD	S89-48W	2606	.999996	.002909		9.13		2605.98
DA	SOUTH	2359.7				2359.7		
TOTALS					2368.83	2368.83	2630	2630.00

SURVEY OF
NORTHEAST QUARTER-SEC. 3, T8N, R1W
FIELD SURVEY– BY John T. Stapleton
John M Cason

DRAWING, RESEARCH, & COMPUTATIONS– BY John T. Stapleton

SCALE– 1 INCH = 200 FT
DATE– OCT. 27 – TO– NOV. 1, 1950.

LINE	BEAR	DIST.	SIN.	COS.	N	S	E	W
AB	EAST	2630					2630	
BC	35'W N-0-[illegible]'W	2369	.011635	.599932	2368.83			24.02 ~~27.56~~
CD	S89-48W	2606	999996 ~~002836~~	002909.		9.13		2605.98
DA	SOUTH	2359.7				2359.70		
TOTALS					2368.83	2368.83	2630.00	2630.00


D
2606
C
2355.7
2369
A
2630
B

235970
913
26883

DATA ON

N.E. 1/4 - SEC. 3, T8N; R1W

(A) TOTAL ACRE $= \frac{\overset{2369}{+}2360}{2} = 2365 \times \frac{\overset{2606}{+}2630}{2} = 2618 = \frac{2365 \times \boxed{2318}}{43,560} =$ 125,^{84}A

(b) ORIG. GOVT SURVEY GIVES — — — — 138,^{91}A

(C) CATHOLIC CHURCH - April 1950 — — — — 15,^{00}A

(d) ROGERS HOMESTEAD (OLD BRICK) — — — $1,\frac{00}{100}$A

(e) ROGERS HEIGHTS ADD.

$\frac{163.85 \times 675}{43,560}$ LOTS 22 TO 30 INC. — — — 2,^{53}A

$\frac{163.85 \times 525}{43,560}$ LOTS 15 TO 21 INC. — — — $1,\frac{97}{100}$A

$\frac{85 \times 150}{43,560}$ LOT #1 — — — 0.29 A

$\frac{525 \times 150}{43,560}$ LOTS 2 TO 8 INC — — — 1,^{80}A

$\frac{395 \times 150}{43,560}$ LOTS 9 TO 13 INC. — — — 1,^{36}A

$\frac{84.85 \times 150}{43,560}$ LOT # 14 — — — 0,29 A

$\frac{163.85 \times 80}{43,560}$ - ROOSEVELT + BRYAN AVE — — — 0,30 A

$\frac{50 \times 150}{43,560}$ FIRST ST. — — — — 0.17 A

SUB - TOTAL DEDUCTIONS — 24.71 A

$+ \frac{262.5 \times 68 \times 2}{43,560}$

BALANCE = 125.84 - 24.71 = — — 101.13

Void

10/13/50
Bloomington, Ind.

Mr. John Stapelton
Bloomington, Ind.

Dear Sir:

This is to advise that I have checked the acreage of the plot of land lying south and east of third and High sts. I found by deducting the street areas to the back of the lot lines onley and the areas of lots drawn in on plat dated Nov. 1, 50 that the remainder was 1165 Acres More or less.

I wish to call to your attention the fact that in adding the lot lengths along High street, I find the total to be incorrect when Compared to the measurements taken by you and I when we took the boundry measurements.

Yours very truly

J M Cason

1056
620
.1676
56
1732

620
56

1056
626
1682
06
.1676
56
1732

A PART OF THE

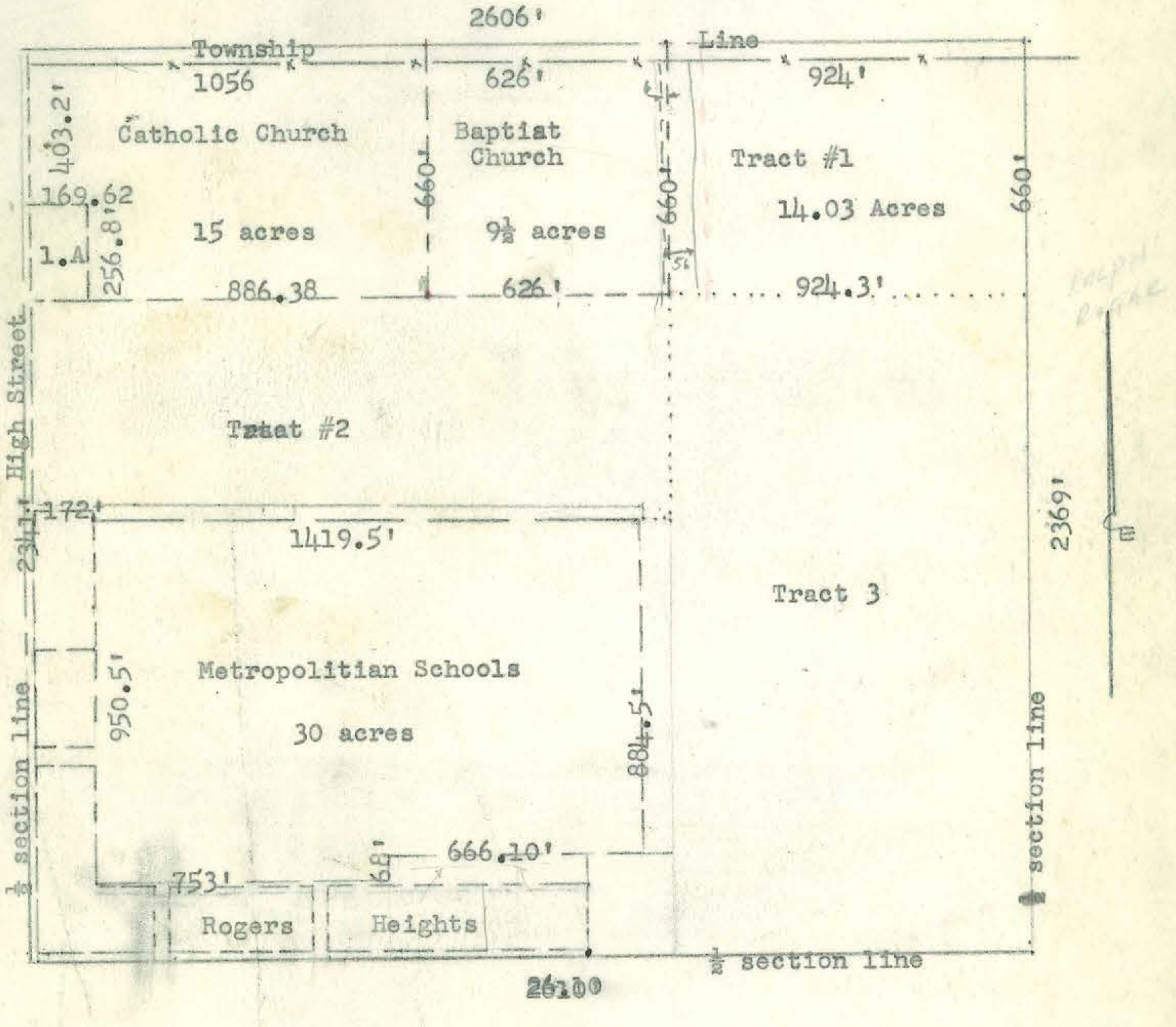
1056

A PT. OF THE NE 1/4 OF SEC. 3-T8N; R1W

BEGINNING @ A PT THAT IS 1732 FT. EAST + 41 FT SOUTH OF THE N.W. COR OF THE NE 1/4 OF SAID SEC. 3 + ON THE SOUTH R/W LINE OF STATE HGW # 46 (E. 3RD ST) THENCE RUNNING EAST over + along the Said South R/w line for a distance of 150 ft; Thence running South for a distance of 115 ft; thence running S45W for a distance of 49.5 ft; thence running West for a distance of 115 ft; thence running North for a distance of ~~150~~ 150 ft + to the place of beginning. Containing in all 0.503 Acres.

150
150
7500
150
22500
.612
21,888
23
65664
43776
.503424

35
35
175
105
1225
2|1225
612


2606'
Township
Line
1056
626'
924'
403.2'
Catholic Church
Baptist Church
Tract #1
14.03 Acres
169.62
1.A
256.8'
15 acres
660'
9½ acres
660'
56
660'
886.38
626'
924.3'
Ralph Rogers
High Street
Tract #2
172'
2341'
1419.5'
2369'
Tract 3
Metropolitian Schools
950.5'
30 acres
884.5'
½ section line
68'
666.10'
753'
Rogers
Heights
½ section line
section line
2610

Data

Area of quarter section =141.72 acres (by field measurements)

Area of tracts sold:-
Catholic Church---------15.00 Acres
Baptist Church --------- 9.50 " "
Metro.Schools-----------30.00 " "
Rogers Tract------------ 1.00 " "
Black-Huffman (68')----- 0.82 " "
E.2nd St.R/W------------ 1.80 " "
Rogers Heights Add.----- 8.42 " "
Total 66.54 Acres

Areas of Tracts
Tract #1-------14.03 Acres
Tract #2-------19.19 " "
Tract #3-------41.96 " "
75.18 Acres

Results 141.72
66.54
75.18 acres.

RALPH ROGERS, ETAL
Copy - 8-12-1955

STA	+S.	HI	-S	ELEV.
BM#1				837.68

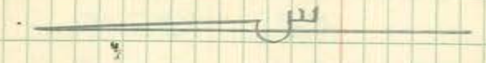
224.2
419
643.2

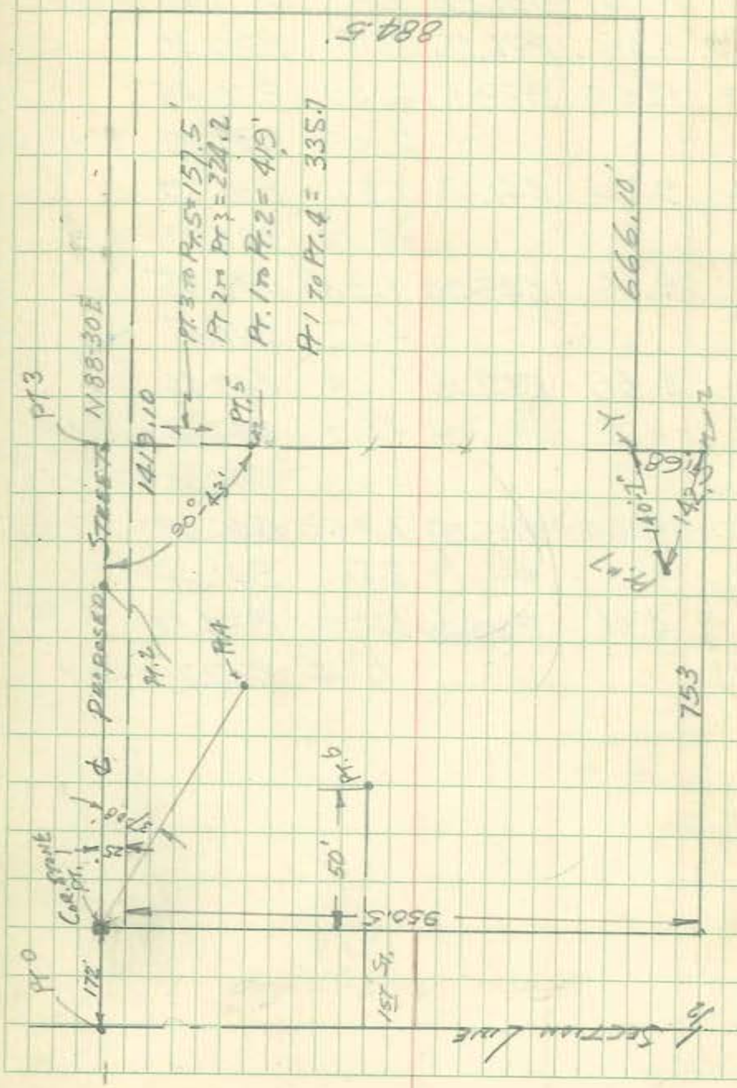
360
60
410

837.68

NEW ROGERS SCHOOL

TOP FIRE HYD.-NW. COR. E 2ND + S. HIGH ST.




884.5
PT. 3 TO PT. 5 = 157.5'
PT. 2 TO PT. 3 = 224.2
PT. 1 TO PT. 2 = 415'
PT. 1 TO PT. 4 = 335.7
PT. 3
N 88-30 E
1419.10
PT. 5
PROPOSED ℄ STREET
90°-43'
94.2
PT. 4
666.10'
Y
89°14'
140.2'
142.2
Z
PT. 7
753
PT. 6
50'
CORNER STONE PT. 1
52
90°
950.5'
172'
PT. 0
1ST ST.
½ SECTION LINE

157.5
224.2
415.0
800.7

STA	+S	HI	-S	ELEV.	
BM#1	1.58	839.26		837.68	
Pt. 0			3.89	835.37	
⊙ Pt. 1	1.73	831.58	9.41	829.85	
⊙ Pt. 2	6.45	826.85	11.18	820.40	
⊙ Pt. 3	12.50	833.35	6.00	820.85	
Pt. 5			2.06	831.29	
⊙ Pt. 4	9.74	841.53	1.56	831.79	
Pt. 7			14.80	826.73	
⊙	9.25	849.70	1.08	840.45	
Pt. 6			4.63	845.07	
⊙	4.66	852.12	2.24	847.46	
			4.98	847.14	
			5.50	846.62	
⊙	0.60	845.27	7.45	844.67	
			3.66	841.61	
⊙	4.88	839.40	10.75	834.52	
BM#1			1.64	837.76	=.08+

TOP OF FIRE HYD - N.W. COR. E. 2ND & S. HIGH ST.

COR. STONE

TOP - COR. STONE - S.W. COR. 1ST & HIGH ST.

¢ - 1ST & HIGH ST.

¢ HIGH ST. - opposite - N.W. COR. - 2ND LOT NORTH OF 1st ST.

" " " " " " " 3rd " " " " "

" " " " " " " 6TH " " " " "

Ht. of Stake 1.2

Ht. of Ins. = 5.10

843.87

SET ON	SIGHT ON	ROD READINGS	HORT. L.	VERT. L.	DIST.
Pt. 6	N. LINE OF 1ST ST.			1° 10'+	50
		5.92 4.30	72°30'R	1° 6'–	162
		4.00 3.31	46°10'L	0°22'–	69
		5.80 4.40	71°45'L	2°40'–	140
		4.90 2.40	80°45'L	2°03'–	250
		5.46 1.82	84°–L	0°49'–	364
		5.88 1.41	125°–L	1°18'–	447
		6.50 0.84	140°45'L	1°02'–	576
		6.26 1.06	148°12'L	2°00'–	520
		6.00 1.32	158°41'L	2°32'–	468
		5.84 1.48	185°30'L	1°04'–	436
		7.42 2.42	211°48'L	1°40'–	500
		7.60 2.16	220°–L	2°15'–	544
		7.18 2.60	222°10'L	2°36'–	458
		6.35 3.41	188°–L	1°43'–	294
		5.54 4.26	106°20'L	2°10'–	128
		5.56 4.26	141°45'L	1°55'–	130
		5.74 4.03	175°10'L	1°45'–	171
		5.85 3.95	204°–L	1°51'–	190
		5.72 4.07	237°–L	1°37'–	165
		5.61 4.20	277°20'L	1°09'–	141

ELEV. OF INST. = 848.73

DIFF.	ELEV.	OBJECTS
✓1.04	~~849.77~~	SE cor. Lot #8
✓3.10	840.77 ~~845.63~~	NE cor. Lot #7
✓0.44	843.43 ~~848.29~~	NE cor. Lot #9
✓6.50	837.37 ~~842.23~~	NE cor. Lot #10
✓8.92	834.63 ~~839.81~~	In swag at E. line of lots.
✓5.18	838.45 ~~843.55~~	NW cor. Lot #13 (CORNER)
✓10.10	833.77 ~~838.63~~	On N. lot line
✓10.36	833.51 ~~838.37~~	" " (At fence running N.)
✓18.12	825.75 ~~830.61~~	So. side of swag ↗ "
✓20.56	823.31 ~~828.17~~	N. side of swag at fence running N.
✓8.10	835.77 ~~840.63~~	Top of hill at fence running N.
✓14.52	829.34 ~~834.20~~	At line fence running N.
✓21.78	822.09 ~~826.95~~	℄ of swag at fence, line running N.
✓20.83	823.04 ~~827.90~~	Intersection of N+S, E+W swags
✓8.80	835.07 ~~839.93~~	
✓4.83	839.04 ~~843.90~~	On brow of the plateau
✓4.33	835.54 ~~844.40~~	" "
✓5.18	838.70 ~~843.55~~	" "
6.13	837.74 ~~842.63~~	" "
✓4.63	839.34 ~~844.10~~	" "
✓2.81	840.06 ~~845.92~~	" "

V=½KS Sin 2a

Hi. of Stake 0.50

Hi. of Inst. 4.90
El. = ~~836.20~~ 831.29

836.20

Set on	Sight on	Rod Readings	Hor. L	Vert. L	Dist.
Pt. 4	Pt. 1.	6.44 3.40	10°40'L	1°3'–	304 ✓
		6.32 3.52	18°20'L	1°15'–	280 ✓
		6.28 3.60	28°20'L	0°30'–	268 ✓
		6.28 3.52	52°40'L	1°20'+	276 ✓
		6.46 3.06	70°30'L	0°36'+	340 ✓
		5.74 4.08	67°40'L	0°54'+	166 ✓
		5.86 3.96	78°30'L	0°12'–	190 ✓
		5.36 4.46	170°30'L	1°36'–	90 ✓
		5.63 4.20	220°–L	4°–	143 ✓
		5.52 4.32	209°30'L	2°10'–	120 ✓
		6.04 3.74	243°–L	1°12'–	230 ✓
		5.90 2.92	242°40'L	3°–	302
		5.72 4.10	242°40'L	1°30'–	162
		5.40 4.42	242°40'L	3°–	98 ✓
		5.46 4.36	266°30'L	2°30'–	110 ✓
		5.18 4.64	309°20'L	2°50'–	54 ✓

Diff.	Elev.	Objects
5.56	825.73 830.64	N side of swag at E lot line
6.10	825.19 830.10	S. side of swag "
2.33	828.96 ~~833.87~~	On E. lot line
6.41	837.70 ~~842.61~~	" at Top of Knoll
3.55	834.84 839.75	℄ of swag at 11' N of SE cor. lot # 5
2.60	833.89 838.80	Brow of ridge
0.65	830.64 835.55	In swag
2.50	828.79 833.70	Brow of ridge
10.00	821.29 826.20	In swag
4.50	826.79 831.70	On top of plateau
4.80	826.49 831.40	Top of rail on fence line running N
✓15.80	815.49 820.40	E. side of swag ?
✓4.23	831.97	W. side of swag ?
5.12	826.17 831.08	On brow of ridge
4.80	826.49 ~~831.40~~	"
2.74	828.55 ~~833.46~~	"

$V = \frac{1}{2} KS \sin 2\theta$

Hi. of stake 2.90

Hi. of inst. 5.06 ⟹

819.70

~~821~~.76

Set on	Sight on	Rod Readings	Hor. L	Vert. L	Dist.
Pt. 2	Pt. 1	7.20 2.90	16°35'R	1°55'+	430 ✓
		6.76 3.36	23°20'R	1°14'+	340 ✓
		6.36 3.84	23°–R	1°+	252 ✓
		6.26 3.90	32°–30'R	1°15'+	236 ✓
		5.76 4.40	83°–30'R	1°06'+	136 ✓
		5.98 4.38	91°–R	0°45'+	160 ✓
		5.94 4.22	108°–R	1°+	172 ✓

Diff.	Elev.	Objects
14.36	834.06 ~~836.12~~	
7.30	827.00 ~~829.06~~	W. side of swag ?
4.38	824.08 ~~826.14~~	E side of swag ?
5.14	824.84 ~~826.90~~	top of slope – ?
2.60	822.30 824.36	No. of swag
2.08	821.78 ~~823.84~~	
3.00	822.70 ~~824.76~~	At fence running N

Hi. of stake | Rod Readings | Hi. of Instr. 819.70 | 824.76

SET ON	SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	DIST.	DIFF.	ELEV.	OBJECTS
Pt. #2	Pt. #1	5.34 4.76	162°15' R	1°30' −	58 ✓	1.52	818.18 ~~823.24~~	N. edge of swag of fence running N
		5.36 4.72	210°15' R	0°12' −	64 ✓	0.22	819.48 ~~824.54~~	S. " " " " " " "

⊥P

Hi. of I.P. = 0.60 820.25 Hi. of Inst. = 4.82 → ~~825.07~~

SET ON	SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	DIST.	DIFF.	ELEV.	OBJECTS
Pt. 3	Pt. 2	4.97 4.64	58°30' R	9° −	33 ✓	4.94	815.30 ~~820.12~~	S edge of swag
		5.46 4.18	58°30' R	1°52' −	128 ✓	4.16	816.09 ~~820.91~~	N. edge of swag
		5.64 3.96	58°30' R	0°5' −	168 ✓	0.24	820.01 ~~824.73~~	
		5.83 3.83	111°40' R	0°3' −	200 ✓	0.17	820.08 ~~824.90~~	
		5.66 3.96	114°20' R	1° −	170 ✓	2.96	817.29 ~~822.11~~	
		5.50 4.10	114°20' R	2°44' −	140 ✓	6.66	813.59 ~~818.41~~	N. edge swag
		5.06 4.56	114°20' R	6°6' −	50 ✓	5.27	815.00 ~~819.80~~	S. edge of swag
		5.10 4.56	178° R	0°36' +	54 ✓	0.56	820.81 ~~825.63~~	
		5.44 4.18	174° R	2°32' −	126 ✓	5.55	814.70 ~~819.52~~	S edge of swag
		6.84 2.74	180° R	0°50' +	410 omitted entirely	5.94	826.19 ~~831.01~~	top of slope to the E.
		5.74 3.96	225°30' R	3° +	184 ✓	9.60	829.85 ~~834.67~~	top of ridge
		5.34 4.30	316° R	4° +	104	7.23	827.48 ~~832.30~~	" " "

Hi. of stake 0.70 ⊥H → Hi. of inst. 5.10 830.59 ~~835.69~~ INSTR. EL.

SET ON	SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	DIST.	DIFF.	ELEV.	OBJECTS
Pt. 5	Pt. 3	6.80 3.34	90° R	0°8' −	omitted on map 346	0.79	829.80 ~~834.90~~	On plateau (approx. ℄)
		7.00 3.10	117° R	1°5' −	omitted 390	7.37	823.22 ~~828.32~~	On fence line going E.
		6.42 3.70	135° R	2°16' −	omitted 272	10.74	819.85 824.95	
		6.60 3.54	146° R	1°40' −	omitted 306	8.89	821.70 ~~826.80~~	
		7.00 3.20	161°45' R	0°7' +	omitted 380	0.76	831.35 ~~836.45~~	
		6.92 3.20	181° R	0°40' +	omitted 372 ✓	4.31	834.90 ~~840.00~~	
		5.80 4.36	216° R	1°9' −	144 ✓	2.88	827.71 ~~832.81~~	At fence line

$V = \frac{1}{2} KS \sin 2a$

Hi.-I.P. 0.70

Hi. of Instr. = 5.10

830.59

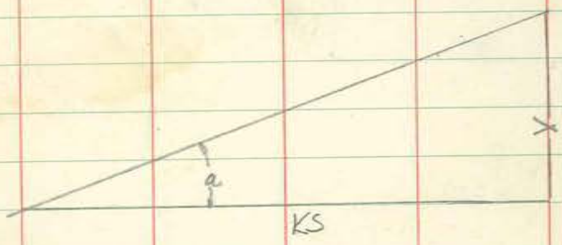
835.69

Set on	Sight on	Rod Readings	Hort'l. ∠	Vert. ∠	Dist.	Diff.	Elev.	Objects
Pt. 5	Pt. 3	5.62 4.52	236°30'R	1°15' –	110 ✓	2.40	828.19 833.49 ✓	
Hi. of stake			Hi. of instr.					
							831.12	
			826.00					
Pt. 7	Pt. 6	5.82 4.40	164° R	1°38' –	142 ✓	4.04	821.96 ~~827.08~~	Point "Z" fence corners
		5.82	136°38'R	4°51' –	140 ✓	11.80	814.20 ~~819.32~~	Point "Y" " "
		5.92 4.32	121° R	4°37' –	160	12.83	813.17 818.29	In swag
		5.42 4.81	296° R	5°6' +	61	15.31	831.31	On N. lot line

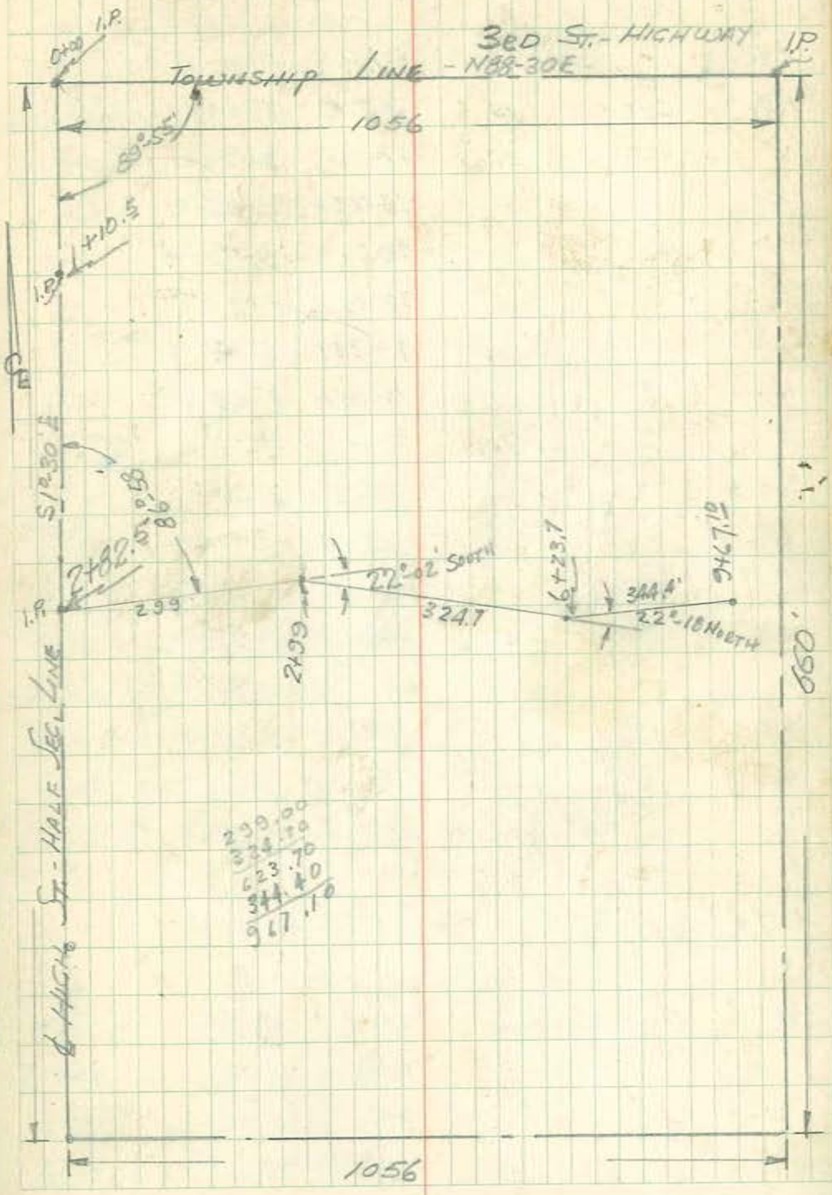
826.72
.70
826.02
5.10
831.12

STA.	+S	HI	-S	ELEV.	
BM#1	0.44	855.51		855.07	TOP HYD. ALLEY + CLIFTON + HIGH ST.
			8.24	847.27	Top I.P. 0+00
①	2.10	855.07	2.54	852.92	Top I.P. @ 2+82.5
①	0.61	843.58	12.10	842.97	Top 2+99 - I.P
			9.30	834.28	Top 6+23.7 I.P.
			15.20	828.38	Top 9+67.10 I.P
①	8.81	851.78	0.61	842.97	Top 2+99 - I.P.
①	6.00	855.80	1.98	849.80	Top 1+10.5 I.P.
BM#1			0.76	855.04	-.03
	3.46	856.38		852.92	Top I.P. 2+82.5
			7.16	849.22	660 - I.P (Top)

$V = \frac{1}{2} Ks \sin 2a$



CATHOLIC CHURCH CONTOUR


0+00
I.P.
3RD ST. - HIGHWAY
I.P.
TOWNSHIP LINE - N88-30E
1056
89°55'
1+10.5
I.P.
C.B.
S1°30'E
86°58'
2+82.5
I.P.
299
2+99
22°02' SOUTH
324.7
6+23.7
344.4'
22°18 NORTH
967.10
660'
℄ HIGH ST. - HALF SEC. LINE
1056

299.00
324.70
623.70
344.40
967.10

EL. = 852.92 @ 2+82.5 – I.P. FLUSH WITH PAVE – H.I. = 5.00'

SET ON	SIGHT ON	ROD READINGS	HORT ∠	VERT. ∠	OBJECT
2+82.5	0+00	6.20 3.78	2.00 R	1°-10'–	END OF FENCE
"	"	6.30 4.70	21-28 R	2°-33'–	R/W FENCE
"	"	6.20 3.80	42-23' R	2°-02'–	
"	"	5.70 4.30	42-23 R	1°-15'–	
"	"	5.07 4.92	42-23' R	4°-08'+	
"	"	DIST. = 10'	42-23' R	3°-09'–	ROAD DITCH
"	"	6.08 3.92	71°-20' R	1°-53'–	
"	"	6.00 4.00	87°-17' R	2°-13'–	
"	"	6.10 3.90	114°-25' R	2°-49'–	
"	"	6.20 3.80	122°-04' R	1°-52'–	FENCE COR. N.E. COR. YD.
"	"	5.70 4.30	121°-00 R	1°-40'–	
"	"	5.60 4.40	175°-51' R	0-46'+	FENCE COR S.W. COR. YD
"	"	5.60 4.00	181°-19' R	0-56'+	℄ HIGH ST PAVE
"	"	5.82 4.18	164°-23' R	0°-28'+	N.W. COR BRICK HOUSE
"	"	5.90 4.10	152°-03' R	0-02'–	N.E. COR. BRICK HOUSE
"	"	DIST. GIVEN	180°-00 R	0°-33'–	660' LINE

841.47 – GROUND ELEV. @ 2+99' I.P. – HEIGHT OF I.P. = 1.5'

H.I. OF INSTR. = 5.10

SET ON	SIGHT ON	ROD READINGS	HORT ∠	VERT. ∠	OBJECT
2+99	2+82.5	6.30 4.90	74°-57' R	1°-18'–	R/W FENCE
"	"	6.48 3.72	76°-30' R	0°-24'–	℄ #46
"	"	6.58 3.62	120°-29' R	0°-48'–	℄ #46
"	"	6.40 3.80	124°-19' R	1°-37'–	R/W FENCE

DIST.	ELEV.	DIFF.
212		
242'	848.00	4.92
160	845.81	7.11
240	844.45	8.47
140	849.87	3.05
15	853.99	1.07
10	852.37	0.55
216	845.83	7.09
200	845.19	7.73
220	842.12	10.80
240	845.11	7.81
140	848.75	4.17
✓120	854.52	1.60
✓160	855.42	2.50
✓164	854.25	1.33
180	852.82	0.10
377.5	849.30	3.62
Erase ~~140~~-?	838.30	3.17
266	839.61	1.86
296	837.34	4.13
260	834.14	7.33

EL. 841.47

SET ON	SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	OBJECT
2+99	2+82.5	7.05 3.13	148°-57'R	0°-45'-	COR. OF FENCE
"	"		150°-06'R		24" TREE ON FENCE LINE
"	"		171°-15'R		14" TREE ON FENCE LINE
"	"	6.78 3.44	177°-07'R	3°-00-	ON N+S-FENCE
"	"	6.20 4.00	177-07'R	3°-53'-	
"	"	6.10 4.10	151-00R	4°-03'-	
"	"	5.70 4.50	235°-38'R	4°-45'-	
"	"	6.20 4.00	234°-51'R	0°-45'-	
"	"	6.80 3.40	234°-51'R	0°-50'-	
"	"	7.74 2.40	234°-21'R	0°-15'-	@ N+S-FENCE
		7.00 3.20	213°-18'R	1°-28'-	N+S. FENCE
"	"	6.84 3.40	202°-04'R	1°-20'-	N+S. FENCE
"	"	6.36 3.84	293°-88'R	1°-37'+	END OF YD. FENCE
"	"	6.86 3.36	284°-43'R	1°-15'+	N.E. COR. BARN
		7.00 3.20	283°-47'R	1°-03'+	S.E. COR. BARN

GR. ELEV. 827.38

@ 9+67.10. GR. ELEV. = HI = 4.90

9+67.10	6+23.7	7.20 2.50	50°-25'R	0°-41'+	¢ #46
"	"	6.70 3.10	110°-20'R	1°-32'-	¢ #46 - N.E. COR. I.P
"	"	6.54 3.28	112°-22'R	1°-40'-	R/W FENCE
"	"	6.12 3.70	122°-26'R	3°-35'-	IN SWAG
"	"	5.76 4.06	132°-16'R	2°-31'-	
"	"	5.43 4.35	169°-51'R	1°-1'-	

DIST.	ELEV.	DIFF.
3.92	836.35	5.12 ✓
		~~5.12~~
334	824.02	17.45 ✓
220	826.61	14.86 ✓
200	827.38	14.09 ✓
120	830.54	10.93 ✓
220	838.59	2.88 ✓
340	839.00	2.47 ✓
534	839.25	2.22 ✓
380	831.35	9.72 ✓
344	833.47	8.00 ✓
252	848.57	7.10 ✓
350	849.10	7.63 ✓
380	848.43	6.96

Top. I.P. = 0.70' Above Ground

832.68 = 5.30
817.81 9.57

470	✓ 832.68	5.30
360	✓ 817.81	9.57
326	✓ 817.91	9.47
242	✓ 812.29	15.09
170	✓ 819.93	7.45
110	✓ 825.43	1.95

SET ON	827.38 SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	OBJECT.
9+67^{10}	6+23.7	564 416	224°-15'R	2°-38'-	
"	"	585 395	244°-34'R	3°-48'-	IN SWAG
"	"	618 368	255°-34'R	1°-07'-	
"	"	650 3.30	256°-20'R	1°-46'-	IN SWAG
"	"	7.00 278	260°-00'R	0°-34'-	
"	"	650 330	279°-16'R	0°-20'-	HEAD OF SWAG
"	"	692 288	311°-23'R	1°-20'+	
"	"	620 360	334°-50'R	0°-57'+	~~[illegible]~~
"	"	608 372	346°-48'R	0°-21'-	IN SWAG
"	"	570 4.10	1°-37'R	0°-19'-	IN SWAG ON RIDGE
"	"	532 448	55°-00'R	1°-21'-	
"	"	570 410	58°-18'R	3°-41'-	IN SWAG

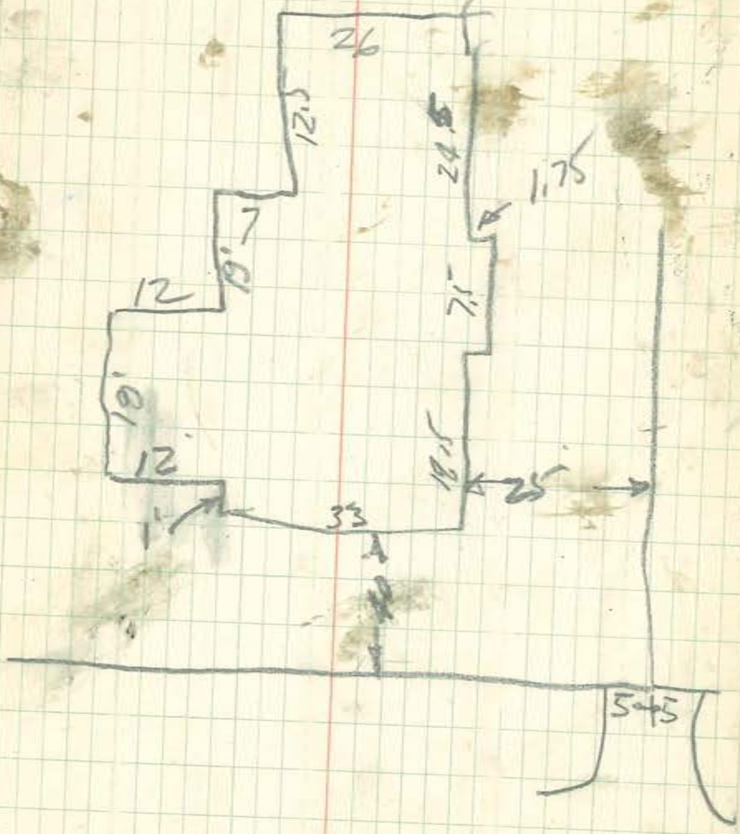
@ 660'-I.P.-H.I.=5,00=EL.=849.^{22}

SET ON	SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	OBJECT.
660	2+82.5	600 400	13°-01'R	1°-37'+	S.W. COR. HOUSE
"	"		16°-01'R		COR. HOUSE
"	"	594 406	17°-51'R	1°-40'+	"
"	"	594 408	20°-05'R		"
"	"	582 418	22°-51'R		"
"	"	591 406	34°-22'R	1°-00'+	"
"	"		25°-26'R		"
"	"	578 4.22	55°-51'R	0°-44'+	
"	"	600 4.00	76°-06'R	0°-08'+	N.W. COR. BARN
"	"	600 4.00	84°-37'R	0°-06'-	S.W. COR. BARN
"	"	616 384	102°-03'R	0°-57'-	
		600 400	131°-20'R	3°-45'-	
		562 4.36	180°-35'R	0°-44'-	℄ OF ROAD

DIST.	ELEV.	DIFF.
148	✓820,59	6.79
190	✓814.82	12.56
250	✓822.51	4.87
320	✓817.52	9.86
422	✓823,21	4,17
320	✓825,52	1.86
404	✓836.78	9.40
260	✓831.69	4.31
234	✓825.96	1.42
160	✓826.50	0.88
84	825.41	1.97
160	817.12	10.25
200	854.86	5.64
186	854.62	5.40
186		~~3.21~~
174		
185	852.43	3.21
156	851.20	2.00
200	849.68	0.46
200	848.87	0.35
222	845.54	3.68
200	836.17	13.05
126	847.61	1.61

Stapleton Field Book 64-A

6


26
12.5
24.5
1.75
7
10'
12
7.5
10'
12
12.5
25'
1'
33
40
5+45

SET ON	SIGHT ON	ROD READINGS	HORT. ∠	VERT. ∠	OBJECT

12" WATER MAIN - E. SIDE TRAVELED
ROADWAY OF HIGH ST.

* * *

EL. INV. SAN. M.H. @ W. P.L. - HIGH
ST. @ ℄ ATWATER AVE - 848.70

* * *

6" GAS - IN ALLEY - WEST OF HIGH ST.
6" WATER COLUMN - PRESSURE

* * *

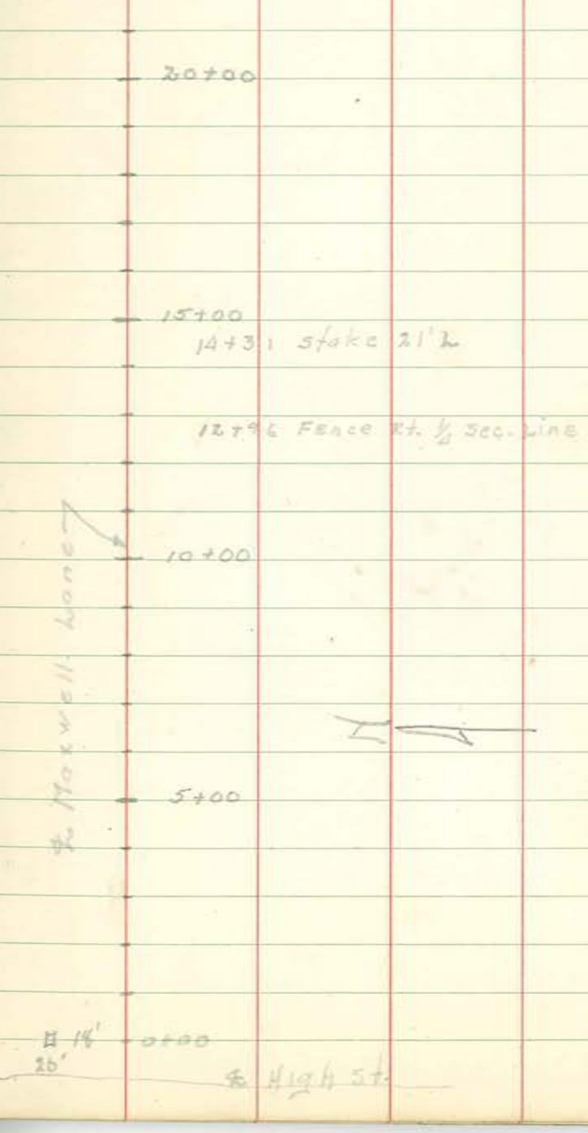
POWER LINE - 1ST ALLEY - NORTH OF 3RD ST.
VOLTAGE = VOLT - 12000 VOLTS
POWER LINE - ON W. SIDE HIGH ST.
VOLT = 4160

1296
30
1326

10/27/50

RALPH H ROGERS

John Stapellton
D Thomas Stapelton
Leonard Jones
J.M. Cason


20+00
15+00
10+00
5+00
0+00
℄ Maxwell Lane
▯ 14'
26'
℄ High St.

14+31 stake 21' L

12+96 Fence Rt. ¼ Sec. Line

RALPH ROGERS

15+00

10+00
9+83 Wood Fence to East

6+98 Fence to West.

5+00

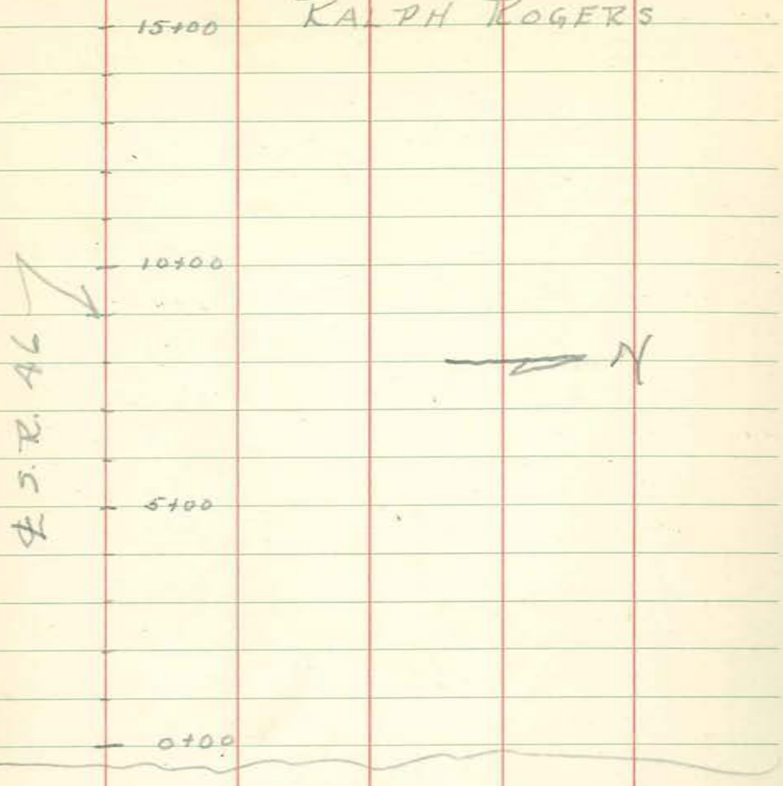
0+00 Fence Corner

26+10 ℄ N-S. Fence Line

25+00

20+00

RALPH ROGERS


15+00
10+00
5+00
0+00
℄ S.R. 46
N

23+69	℄ Pvmt SR 46
23+29	S. R/W SR 46

20+00	
16+09	Fence Left
15+00	

RALPH ROGERS

10+00

℄ High St.

5+00

0+00 ℄ S.R. 46 - Sec. Cor.

26+06 Sec. Cor.

25+00

20+00

℄ S.R. 46

15+50 Cross on Pvmt

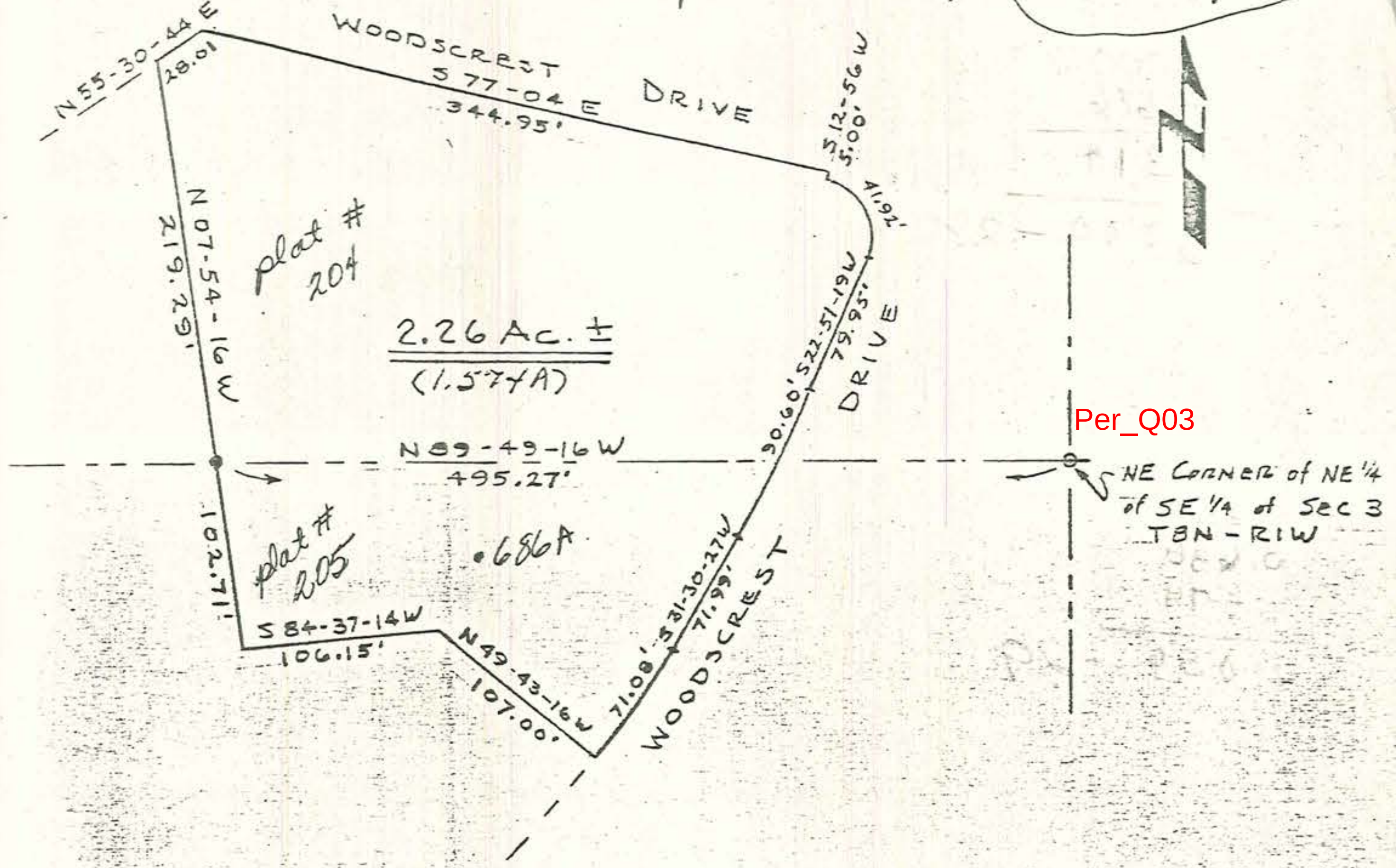
15+00

chtes, Richard P. + Marilyn Sue - Buyers

side Development Corp - Sellers

Perry City

Plat Book
#328
(Item # 28 & 29)


N 55-30-44 E
28.01
WOODSCREST DRIVE
S 77-04 E
344.95'
S 12-56 W
5.00'
41.92'
N 07-54-16 W
219.29'
plat # 204
2.26 Ac. ±
(1.574A)
S 22-51-19 W
79.95'
90.60'
DRIVE
N 89-49-16 W
495.27'
Per_Q03
NE Corner of NE 1/4 of SE 1/4 of Sec 3 T8N-R1W
102.71'
plat # 205
.686A
S 84-37-14 W
106.15'
N 49-43-16 W
107.00'
71.08'
S 31-30-27 W
71.99'
WOODSCREST

PLAT OF SURVEY
Scale: 1" = 100'

LEGAL DESCRIPTION

A part of the Southeast quarter of the Northeast quarter of Section 3, Township 8 North, Range 1 West and a part of the Northeast quarter of the Southeast quarter of Section 3, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows, to-wit:

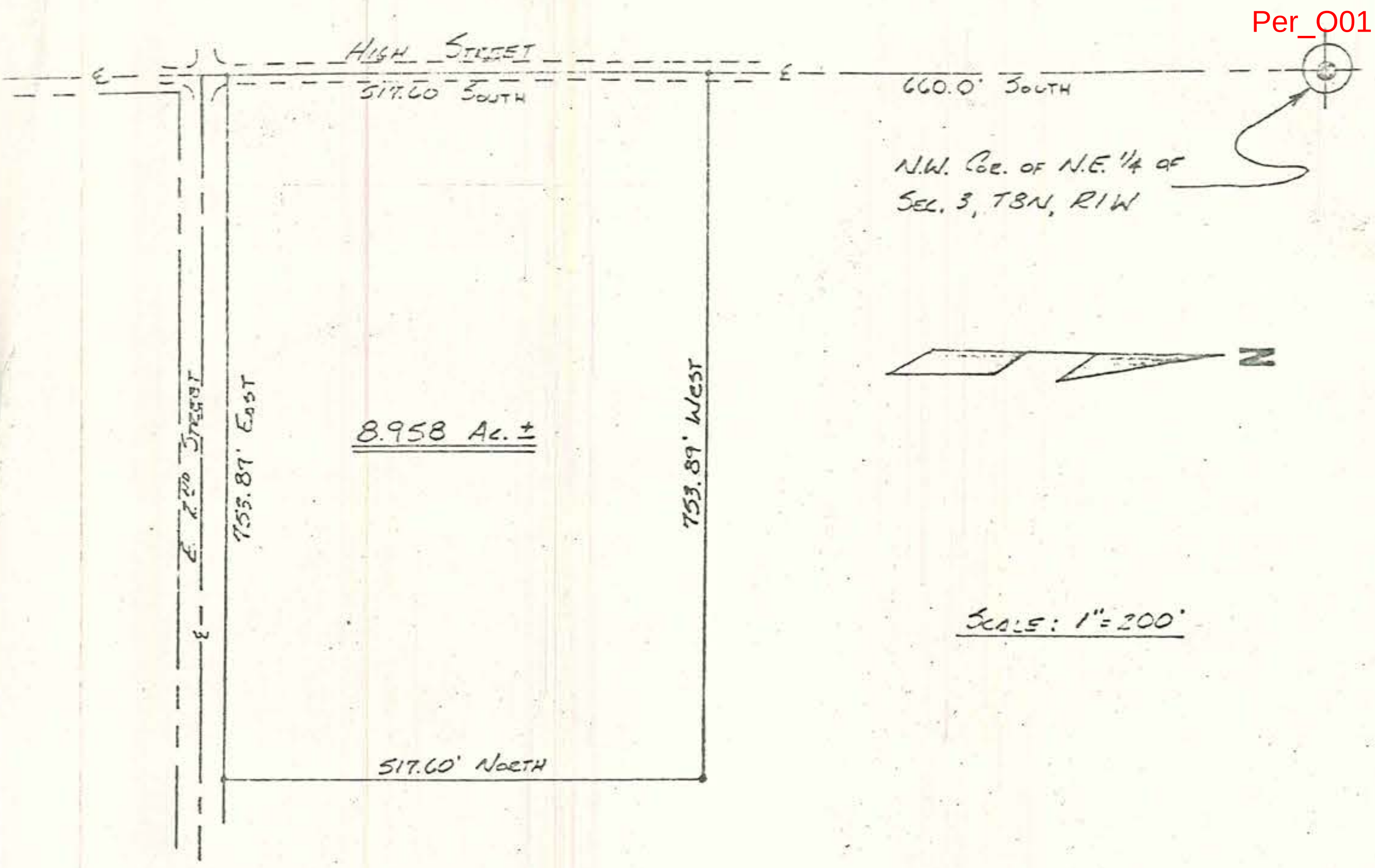
Commencing at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 3, thence North 89 degrees 49 minutes 16 seconds West 495.27 feet to the real point of beginning; thence North 07 degrees 54 minutes 16 seconds West 219.29 feet to a point on the South right of way line of Woodscrest Drive; thence continuing on said right of way line North 55 degrees 30 minutes 44 seconds East 28.01 feet; thence continuing on said right of way line South 77 degrees 04 minutes East 344.95 feet; thence continuing on said right of way South 12 degrees 56 minutes West 5.00 feet; thence continuing on said right of way with a curve to the right 41.92 feet, said curve having a radius of 30.00 feet; thence continuing on said right of way line South 22 degrees 51 minutes 19 seconds West 79.95 feet; thence continuing on said right of way with a curve to the right 90.60 feet, said curve having a radius of 606.62 feet; thence continuing on said right of way South 31 degrees 30 minutes 27 seconds West 71.99 feet; thence continuing on said right of way with a curve to the right 71.08 feet, said curve having a radius of 430.29 feet; thence North 49 degrees 43 minutes 16 seconds West 107.00 feet; thence South 84 degrees 37 minutes 14 seconds West 106.15 feet; thence North 07 degrees 54 minutes 16 seconds West 102.71 feet to the point of beginning, containing 2.26 acres, more or less.

Perry

ROBERT C. SIPES
No. 9016

Signed: Robert C. Sipes
Robert C. Sipes,
IND LS 9016

Date: March 25, 1974


Per_O01
HIGH STREET
517.60 SOUTH
660.0' SOUTH
N.W. COR. OF N.E. 1/4 OF
SEC. 3, T8N, R1W
N
E. 2ND STREET
753.89' EAST
8.958 Ac. ±
753.89' WEST
SCALE: 1"=200'
517.60' NORTH

PLAT OF SURVEY

LEGAL DESCRIPTION:

A part of the Northeast quarter of Section Three (3) Township Eight (8) North, Range One (1) West in Monroe County Indiana described as follows to-wit:

Beginning at a point on the West Line of said Northeast quarter section, said point being 660.00 feet South of the Northwest corner of said Northeast quarter section, thence continuing South on the aforesaid West line of the Northeast quarter a distance of 517.60 feet to a point of intersection with the North right of way line of East Second Street projected West; thence East on said North right of way line 753.89 feet; thence North parallel with the West line of the aforesaid Northeast quarter section 517.60 feet to a point on the South property line of the St. Charles Catholic Church tract; thence West on said South property line 753.89 feet to ~~a~~ the point of beginning, containing 8.958 acres, more or less. Subject to all legal easements and rights of way.

Perry City Pt NE 3-8-1W
1-11-77

This description is not the way it is drawn on plat book. John said to just change the acreage.

Signed: R. C. Sipes
Mamie 1-11-77
Robert C. Sipes IND LS 9016

No. 9016

Date : December 8, 1976

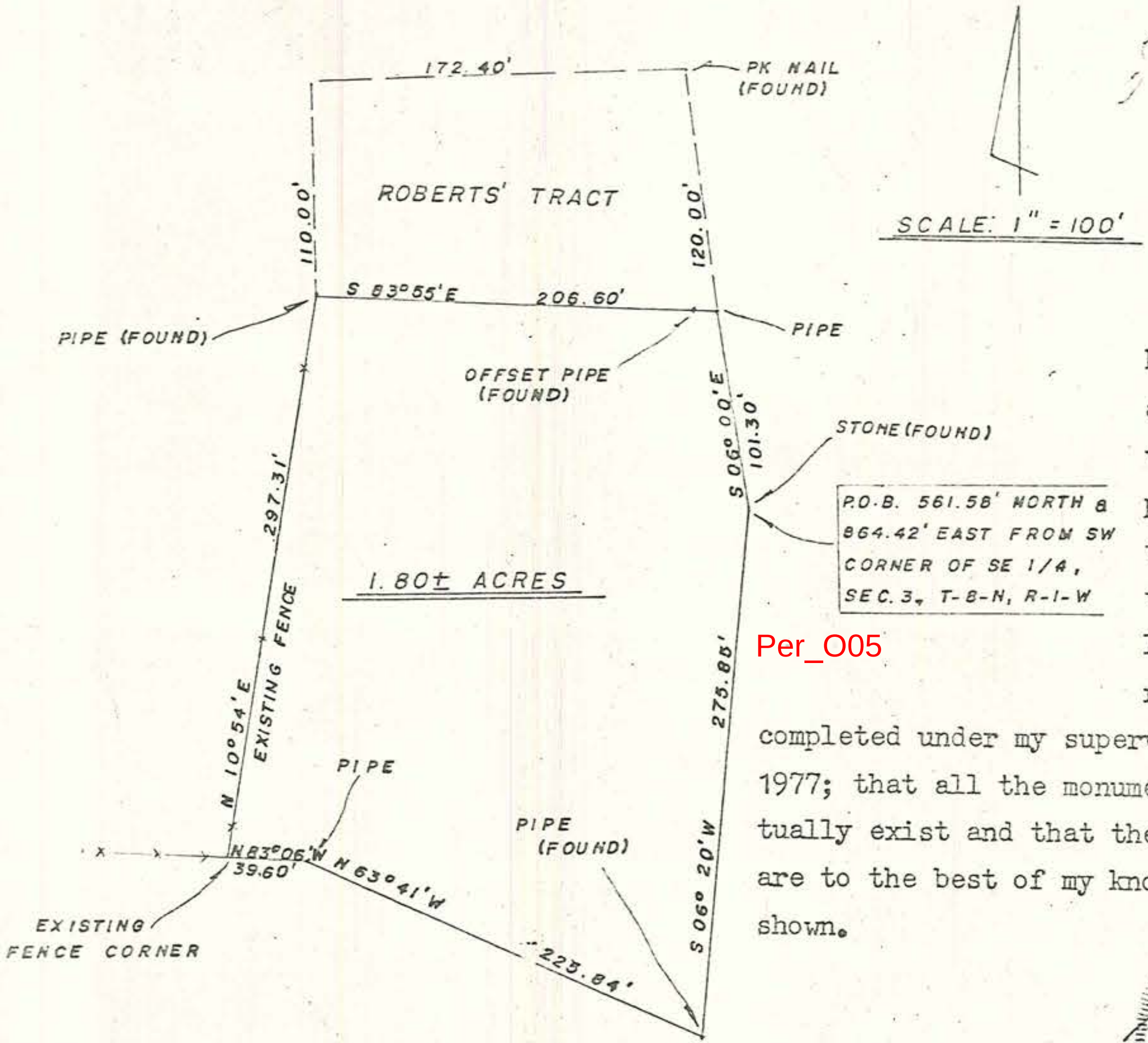
TRI CO
SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

FILED
SEP 22 1977
John W. Davis
Auditor Monroe County, Indiana


172.40'
PK NAIL (FOUND)
ROBERTS' TRACT
110.00'
120.00'
SCALE: 1" = 100'
S 83°55'E
206.60'
PIPE (FOUND)
PIPE
OFFSET PIPE (FOUND)
S 06° 00'E
101.30'
STONE (FOUND)
P.O.B. 561.58' NORTH & 864.42' EAST FROM SW CORNER OF SE 1/4, SEC. 3, T-8-N, R-1-W
297.31'
1.80± ACRES
EXISTING FENCE
N 10°54'E
275.85'
PIPE
PIPE (FOUND)
S 06° 20'W
N 83°06'W
39.60'
N 63°41'W
225.84'
EXISTING FENCE CORNER

Per_O05

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; tha this plat and the following description correctly represent a survey completed under my supervision on September 15, 1977; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

S0114

A part of the Southwest Quarter of the Southeast Quarter of Section Three (3), Township Eight (8) North, Range One (1) West, Monroe County, Indiana, and more particularly described as follows:

Beginning on a stone 561.58 feet North and 864.42 feet East from the Southwest Corner of said Southeast Quarter, thence South Six (06) Degrees and Twenty (20) Minutes West 275.85 feet to an iron pipe and to the Northeast Corner of a 1.46 acres tract of land formerly owned by Eldred Hartke (as Recorded in Monroe County Recorder's Office in Book 182, Page 251), thence on the North Line of said Tract North Sixty-three (63) Degrees and Forty-one (41) Minutes West 225.84 feet to an iron pipe and to the Northwest Corner of said tract (Deed Recorded North Sixty-six (66) Degrees and Forty-eight (48) Minutes West 228.5 feet), thence North Eighty-three (83) Degrees and Six (6) Minutes West 39.60 feet to the Southeast Corner of the Bartlett tract of land, thence on an existing fence line and on the East Line of said Tract North Ten (10) Degrees and Fifty-four (54) Minutes East 297.31 feet to an iron pipe, thence leaving said fence line and on the South Line of the Roberts tract of land (Recorded in Book 172, Page 14 in the Monroe County Recorder's Office) South Eighty-three (83) Degrees and Fifty-five (55) Minutes East (Deed description South Eighty-three (83) Degrees and Twenty-five (25) Minutes East) 206.60 feet to an iron pipe and to the West Line of Pickwick Place Road (a County Road), thence on the said West Line South Six (06) Degrees and Zero (00) Minutes East 101.30 feet to the place of beginning.

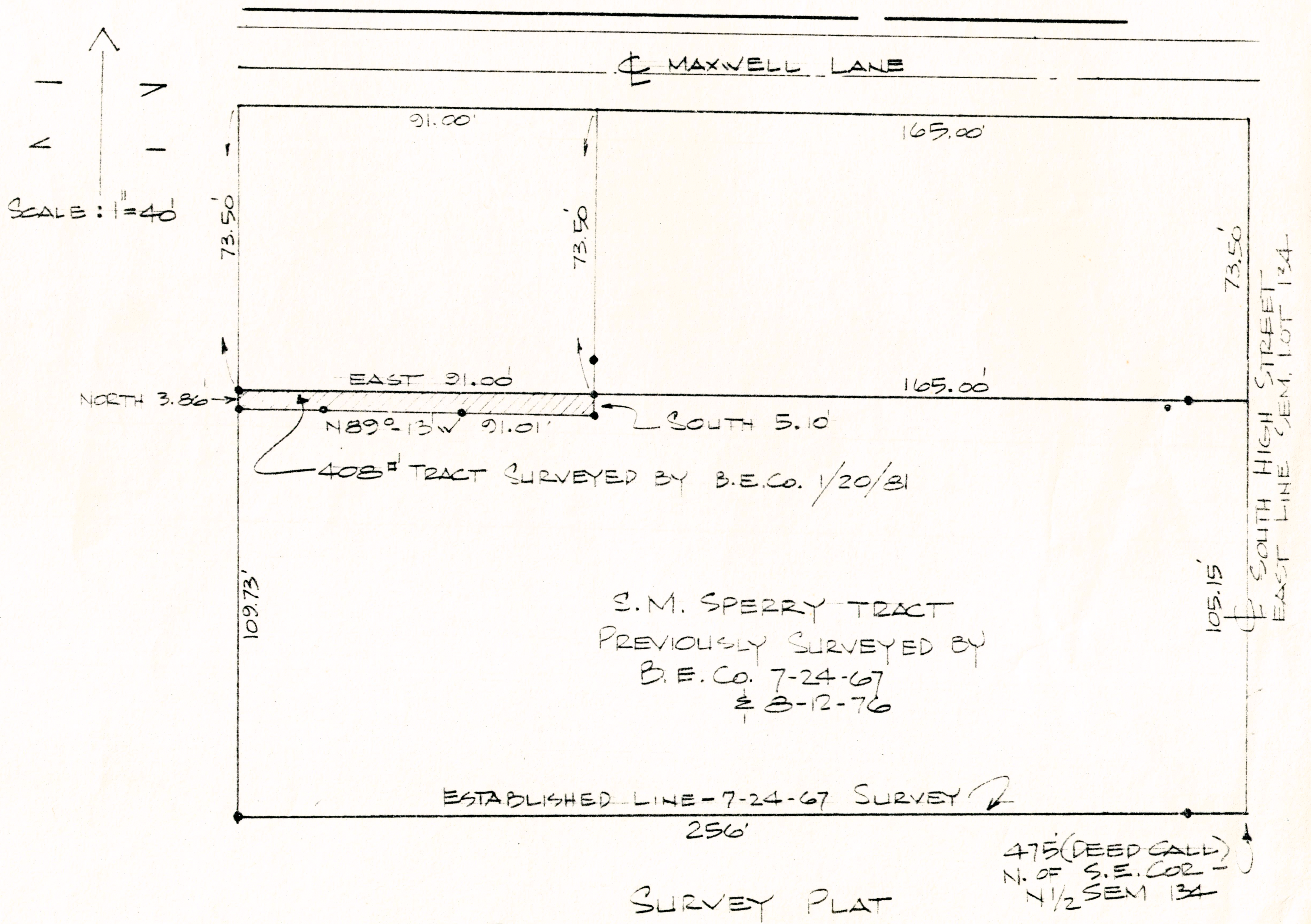
Containing 1.80 acres, more or less.

SURVEYOR"S NOTE: After checking the descriptions on the surrounding tracts, I found that the Hartke description does not close 9.99 feet North and South and 0.53 feet East and West. Also I found an error in the Bartlett description, which is off North 6.24 feet and 3.98 feet West. Because of these closure differences, the above description is not representing the exact distances and bearings of the surrounding tracts.

3

Edmund O. Farkas, MCS
Legal Survey Book 4, Page 03
09/14/1981, Sheet 1 of 1

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603


℄ MAXWELL LANE
SCALE: 1"=40'
91.00'
165.00'
73.50'
73.50'
73.50'
NORTH 3.86'
EAST 91.00'
165.00'
N89°13'W 91.01'
SOUTH 5.10'
408# TRACT SURVEYED BY B.E.Co. 1/20/81
℄ SOUTH HIGH STREET
EAST LINE SEM. LOT 134
109.73'
105.15'
S.M. SPERRY TRACT
PREVIOUSLY SURVEYED BY
B.E.Co. 7-24-67
& 8-12-76
ESTABLISHED LINE - 7-24-67 SURVEY
256'
475' (DEED CALL) N. OF S.E. COR. - N 1/2 SEM 134

SURVEY PLAT
PART OF N. 1/2 OF SEMINARY LOT 134
BLOOMINGTON, INDIANA
SEPTEMBER 14, 1981

GARY D. COBB
No. S0377

NOTE: • INDICATES I.P. FOUND 9/14/81
SURVEY RE-CHECKED & RE-CERTIFIED 12/9/81 G.D.C.

Gary D. Cobb

ARCHER
AND ASSOCIATES, INC.
LAND SURVEYING

(812) 334-8941

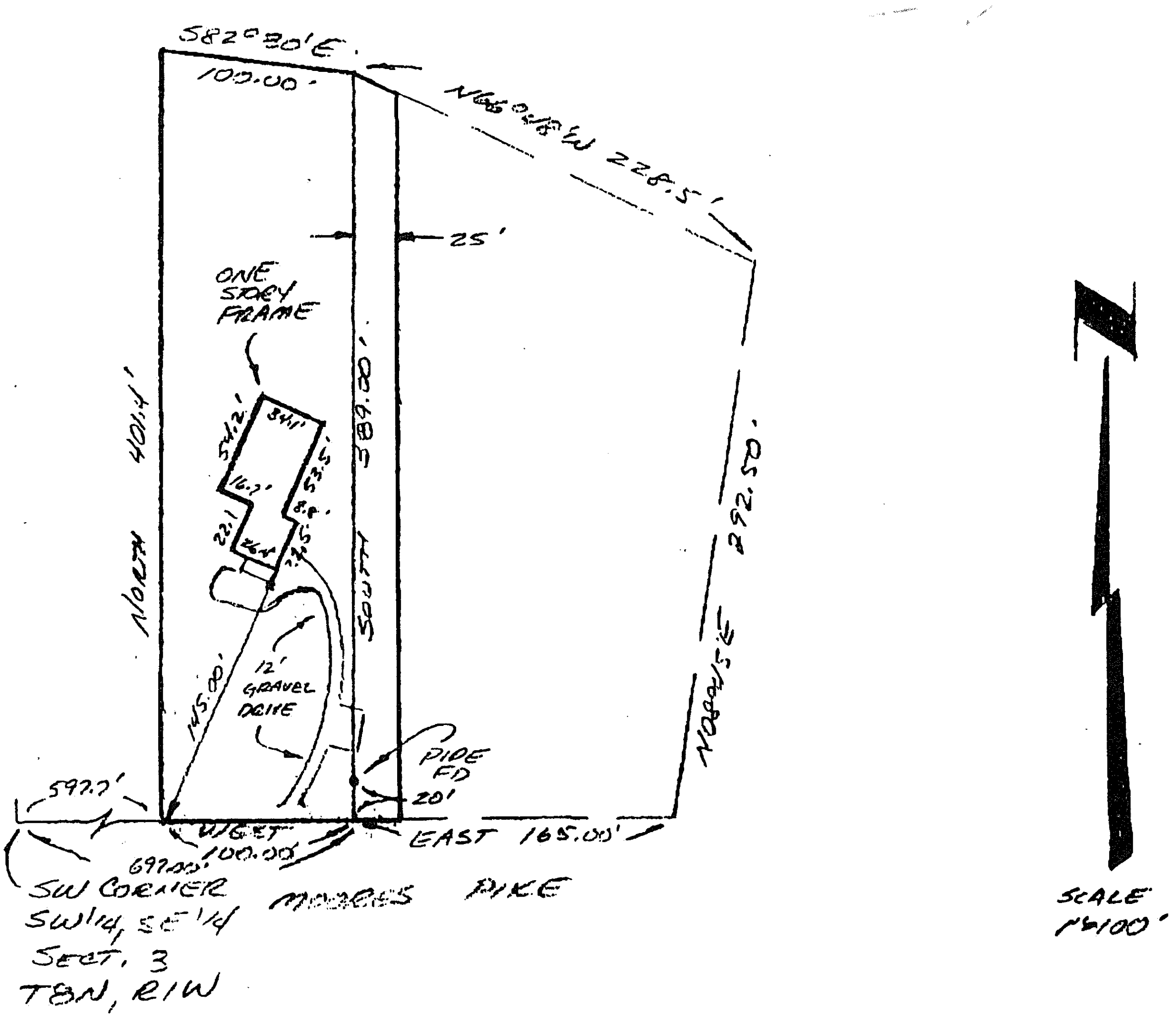
682 Green Road
Bloomington IN 47401
res (812) 339 6541

SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 2301 Moores Pike, Bloomington, Indiana 47401
PROPERTY DESCRIPTION: See attached legal description

Subject tract is not located in a flood hazard area.


S82°30'E
100.00'
N65°08'W 228.5'
25'
ONE STORY FRAME
34.1'
54.2'
16.7'
53.5'
8.8'
22.1
26.4
7.5
NORTH 401.4'
389.80'
SOUTH
292.50'
N08°15'E
12' GRAVEL DRIVE
145.80'
PIPE FD
20'
597.7'
WEST 100.00
697.00'
EAST 165.00'
MOORES PIKE
SW CORNER SW1/4, SE 1/4 SECT. 3 T8N, R1W
SCALE 1"=100'

Per_O05

DESIGNATED PARTIES

MORTGAGEE OR ASSIGNEES: **REFERENCE NO.**
TITLE CO.: **REFERENCE NO.**
OTHER:

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE 6/8/93 Recert

SURVEYORS SIGNATURE Steven W. Archer

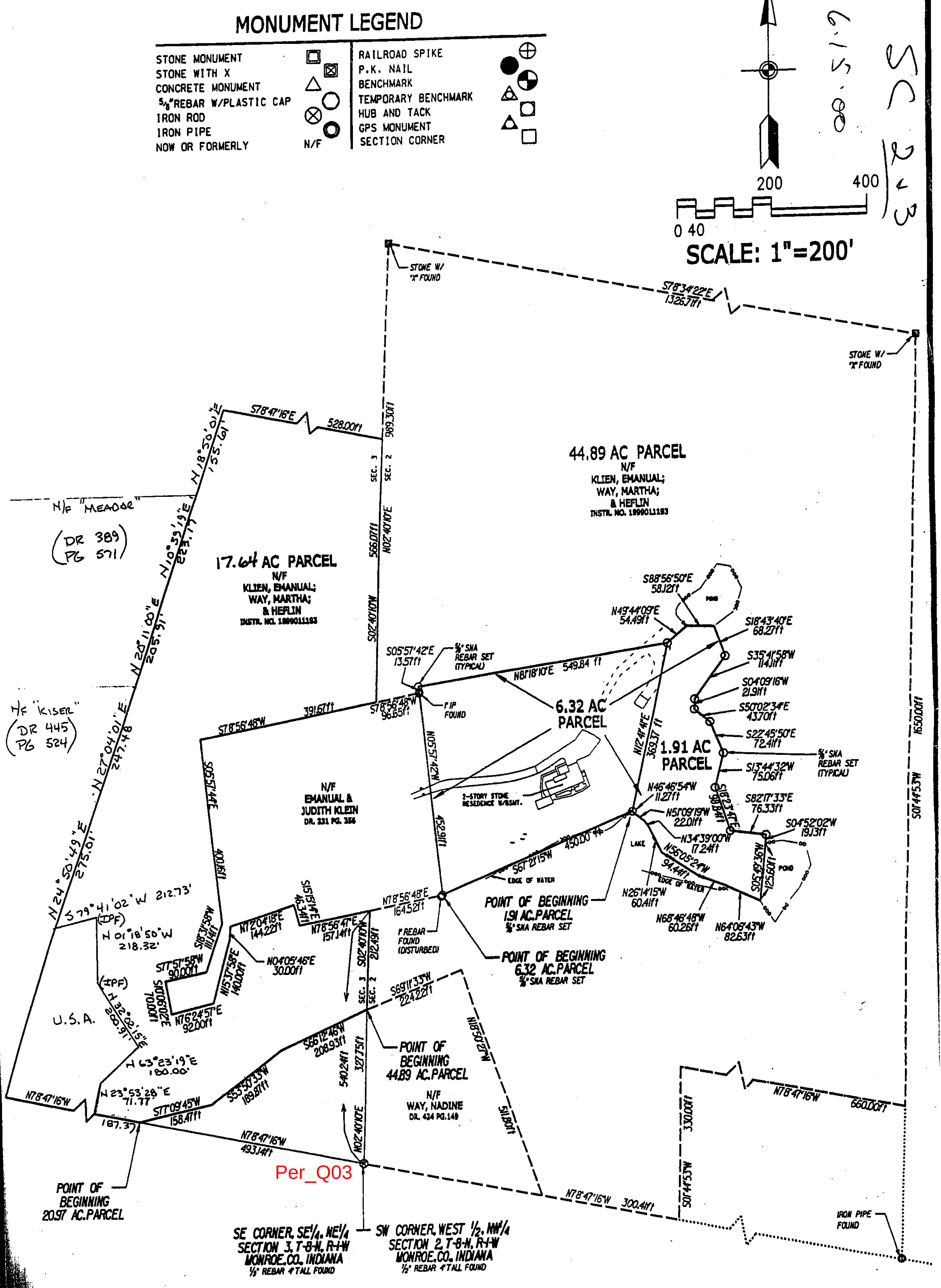
SURVEYORS JOB NO.

STEVEN W. ARCHER
No. 8700094

SEAL

6.15.08

SC 243


MONUMENT LEGEND
STONE MONUMENT
STONE WITH X
CONCRETE MONUMENT
5/8"REBAR W/PLASTIC CAP
IRON ROD
IRON PIPE
NOW OR FORMERLY N/F
RAILROAD SPIKE
P.K. NAIL
BENCHMARK
TEMPORARY BENCHMARK
HUB AND TACK
GPS MONUMENT
SECTION CORNER
N
0 40
200
400
SCALE: 1"=200'
STONE W/ 'X' FOUND
S78°34'22"E 1326.71ft
STONE W/ 'X' FOUND
S78°47'16"E 528.00ft
989.30ft
SEC. 3
SEC. 2
566.07ft
N02°40'10"E
S02°40'10"W
N18°50'01"E 155.61'
N/F "MEADOR"
DR 389 PG 571
N10°55'19"E 223.17'
N28°11'00"E 205.91'
N27°04'01"E 247.48
N/F "KISER"
DR 445 PG 524
N24°50'49"E 275.01'
17.64 AC PARCEL
N/F
KLIEN, EMANUAL;
WAY, MARTHA;
& HEFLIN
INSTR. NO. 1999011193
44.89 AC PARCEL
N/F
KLIEN, EMANUAL;
WAY, MARTHA;
& HEFLIN
INSTR. NO. 1999011193
S88°56'50"E 58.12ft
N49°44'09"E 54.49ft
POND
S18°43'40"E 68.27ft
S35°41'58"W 114.11ft
S04°09'16"W 21.91ft
S50°02'34"E 43.70ft
S22°45'50"E 72.41ft
5/8" SNA REBAR SET (TYPICAL)
S13°44'32"W 75.06ft
S18°23'47"E 98.84ft
S82°17'33"E 76.33ft
S04°52'02"W 19.13ft
S05°49'36"W 125.60ft
POND
N46°46'54"W 11.27ft
N51°09'19"W 22.01ft
N34°39'00"W 17.24ft
N56°05'24"W 94.44ft
EDGE OF WATER
LAKE
N26°14'15"W 60.41ft
N68°46'48"W 60.26ft
N64°06'43"W 82.63ft
1.91 AC PARCEL
N12°41'41"E 369.37 ft
6.32 AC PARCEL
N81°18'10"E 549.84 ft
S05°57'42"E 13.57ft
5/8" SNA REBAR SET (TYPICAL)
S78°56'48"W 96.65ft
1" IP FOUND
391.67ft
S78°56'48"W
N05°57'42"W
452.91ft
2-STORY STONE RESEDENCE W/BSMT.
S67°21'15"W 450.00 ft
EDGE OF WATER
POINT OF BEGINNING 1.91 AC.PARCEL 5/8" SNA REBAR SET
N78°56'48"E 1645.21ft
1" REBAR FOUND (DISTURBED)
POINT OF BEGINNING 6.32 AC.PARCEL 5/8" SNA REBAR SET
N/F EMANUAL & JUDITH KLEIN DR. 231 PG. 356
S05°57'41"E
400.16ft
S15°15'14"E 46.34ft
N78°56'47"E 157.14ft
N72°04'18"E 144.22ft
S18°31'58"W 111.41ft
N04°05'46"E 30.00ft
S77°57'58"W 90.00ft
N15°37'58"E 140.00ft
S11°06'05"E 320.90ft
1000ft
N76°24'51"E 92.00ft
S02°40'10"W 212.49ft
S69°11'33"W 224.22ft
N18°50'21"W
SEC. 3
SEC. 2
POINT OF BEGINNING 44.89 AC.PARCEL
N/F WAY, NADINE DR. 434 PG.149
518.01ft
S66°12'46"W 208.93ft
327.75ft
540.24ft
S53°50'33"W 189.87ft
S77°09'45"W 158.47ft
N02°40'10"E
N78°47'16"W 493.14ft
S79°41'02"W 212.73'
(IPF)
N 01°18'50"W 218.32'
(IPF)
N 32°02'15"E 200.19'
U.S.A.
N 63°23'19"E 180.00'
N 23°53'28"E 71.77'
N78°47'16"W
187.37
POINT OF BEGINNING 20.97 AC.PARCEL
N78°47'16"W 300.41ft
N78°47'16"W 660.00ft
330.00ft
S01°44'53"W
1650.00ft
S01°44'53"W
IRON PIPE FOUND
SE CORNER, SE1/4, NE1/4 SECTION 3, T-8-N, R-1-W MONROE.CO. INDIANA 1/2" REBAR & TALL FOUND
SW CORNER, WEST 1/2, NW1/4 SECTION 2, T-8-N, R-1-W MONROE.CO. INDIANA 1/2" REBAR & TALL FOUND

Per_Q03

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Associates, Inc.

REVISIONS	BY	DATE

JOB TITLE
HEFLIN
TYPE "E" SUBDIVISION

ELD
LAH
JDR
06/08/00

SHEET 1 OF 1
3054

RSID002576

SEMINARY LOTS

20 Scale 1" = 156.6'
CORRECTION PARALLEL
on Sec. Line 2,425'
on Sec. Line 2,640'
3RD STR.
TOWNSHIP LINE
20,950' TO 2nd pr mer
S.E. Cor. Original inlots
JACKSON
NORTH STR. (2ND)
SOUTH STR. (1ST)
SEMINARY SQUARE
CENTER STR. (COLLEGE AVE.)
PRESENT WALKER STR.
QUARTER SECTION LINE
SECTION LINE
RAILROAD STR.
(MORTON)
EAST STR.
(WALNUT)
PRESENT HENDERSON STR.
SEC. 6
SEC. 5
SEC. 4
SEC. 3
on Sec. Line 2,772'
on Sec. Line 2,620
NE Cor. Sec. 8
21,000' TO 2nd pr mer

PLAT OF THE SEMINARY LOTS AS SURVEYED IN 1820-1837

THE SECTION LINES AND SECTION MEASUREMENTS ARE COPIED FROM THE FIELD BOOK AND PLAT OF THE ORIGINAL LAND SURVEY BY THE SURVEYER GENERALS DEPUTIES IN 1816. THE MEASUREMENTS OF THE LATER SEMINARY SURVEY DO NOT BALANCE WITH THE ORIGINAL SURVEY, APPARENTLY DUE TO POOR SURVEYING METHODS — FIGURES IN PARENTHESIS ARE SEMINARY MEASUREMENTS — OTHER FIGURES GIVEN ARE MEASUREMENTS ON THE SECTION LINES FROM THE ORIGINAL LAND SURVEY.

THE SURVEYER STATES THAT THE STREETS AND ALLEYS OF THE CENTRAL PORTION WERE LAID OUT NORTH & SOUTH AND AT RIGHT ANGLES TO EACH OTHER. THE EAST LINE OF MORTON STREET WAS USED AS A BASE LINE AND STONES WERE SET-S.W. & N.W CORNERS OF THE SEMINARY SQUARE. MORTON STREET BEARS EAST OF THE SECTION LINE ABOUT 3 1/2° WHICH SEEMS TO INDICATE THAT THE STREET WAS ERRONEOUSLY LAID OUT TO MAGNETIC NORTH INSTEAD OF TRUE NORTH.

DRAWN: KILLION, OCT 1959

1" = 300'

SEMINARY LOTS

Seminary Lots
Perry

Sections 3, 4, 5 + 6 - T8N-R1W

PLAT IN MAP DRAWER

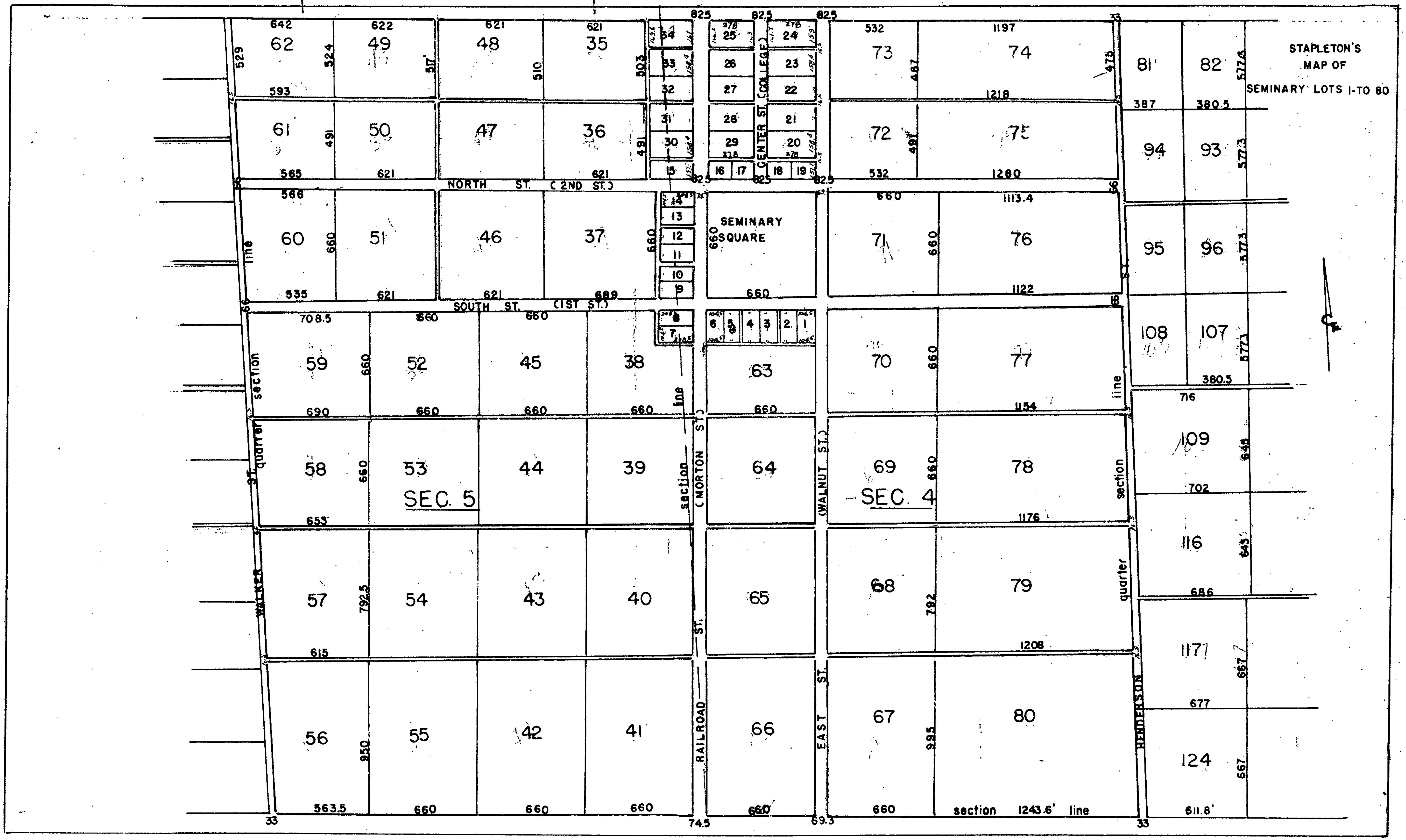
SEMINARY LOT #72

Seminary Lots
Perry

Sections 3, 4, 5 + 6 - T8N-R1W

Seminary is Already in Spreadsheet

Smead
No. 153C
HASTINGS, MN
LOS ANGELES-CHICAGO-LOGAN, OH
McGREGOR, TX-LOCUST GROVE, GA
U.S.A.


STAPLETON'S
MAP OF
SEMINARY LOTS 1-TO 80
NORTH ST. (2ND ST.)
SOUTH ST. (1ST ST.)
CENTER ST. (COLLEGE)
SEMINARY SQUARE
RAILROAD ST.
(MORTON ST.)
EAST ST.
(WALNUT ST.)
WALKER ST.
HENDERSON
SEC. 5
SEC. 4
section line
quarter section line
section 1243.6' line
62
49
48
35
61
50
47
36
60
51
46
37
59
52
45
38
58
53
44
39
57
54
43
40
56
55
42
41
34
33
32
31
30
15
14
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11
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26
27
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29
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17
24
23
22
21
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18
19
6
5
4
3
2
1
63
64
65
66
73
74
72
75
71
76
70
77
69
78
68
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67
80
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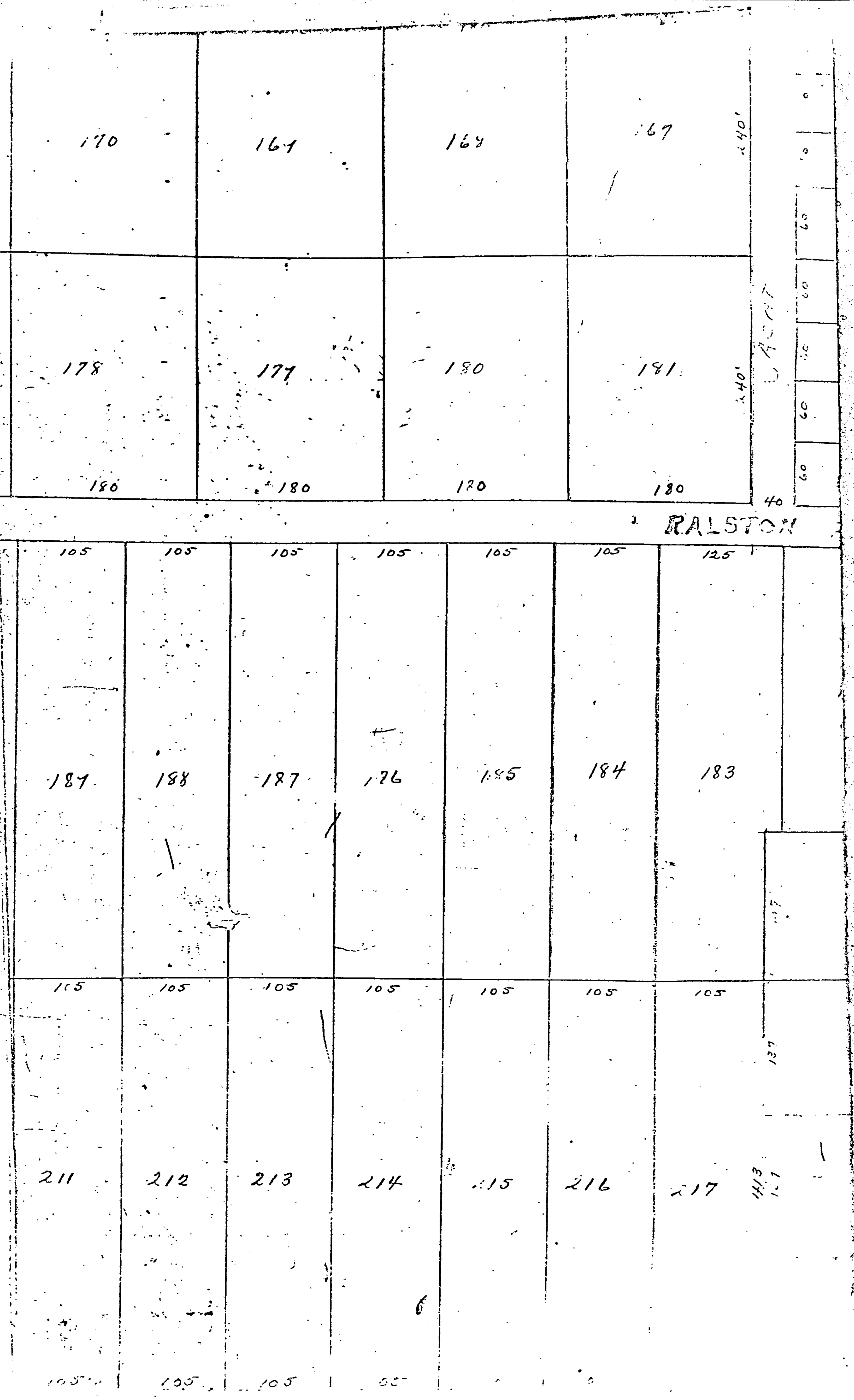
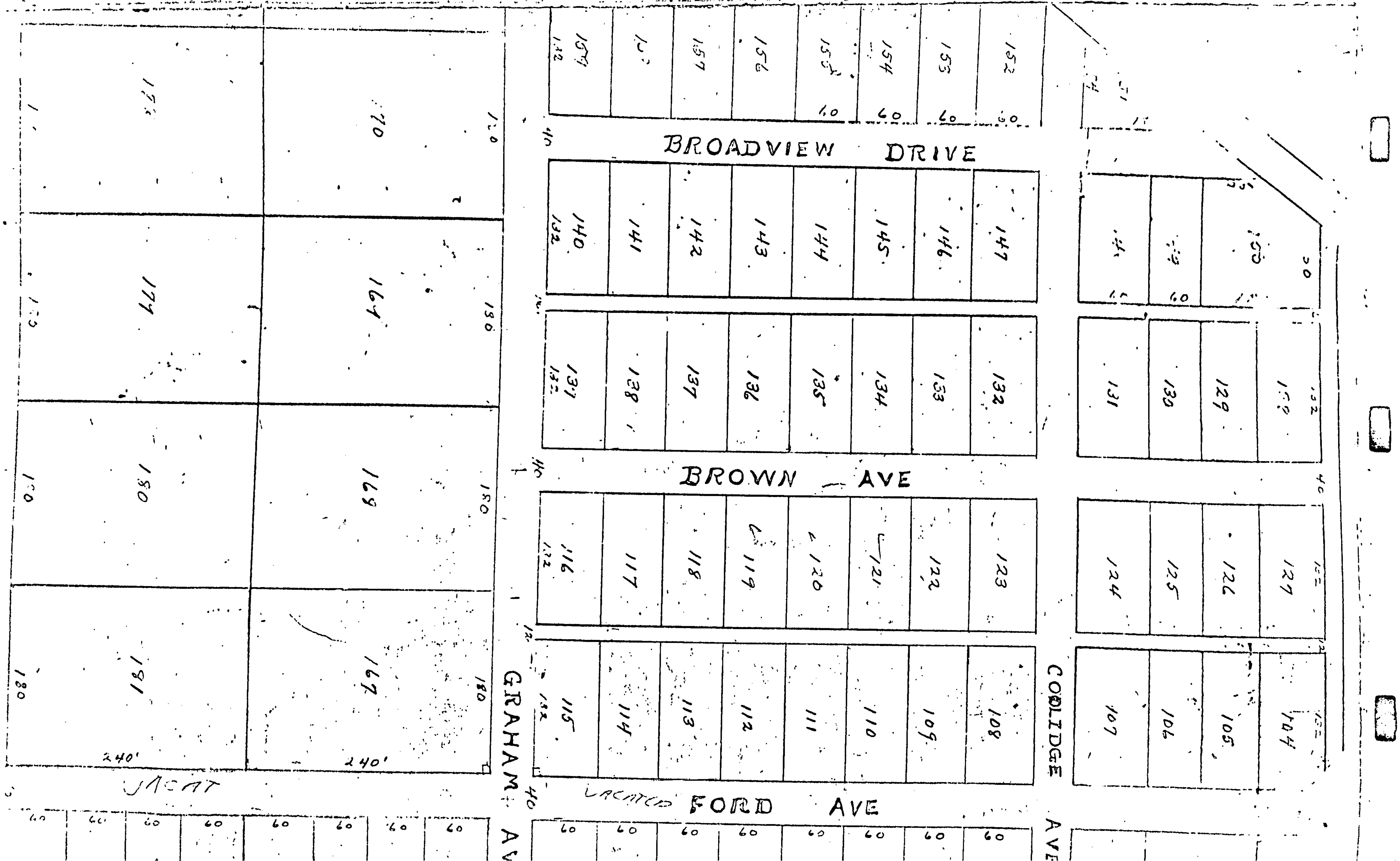
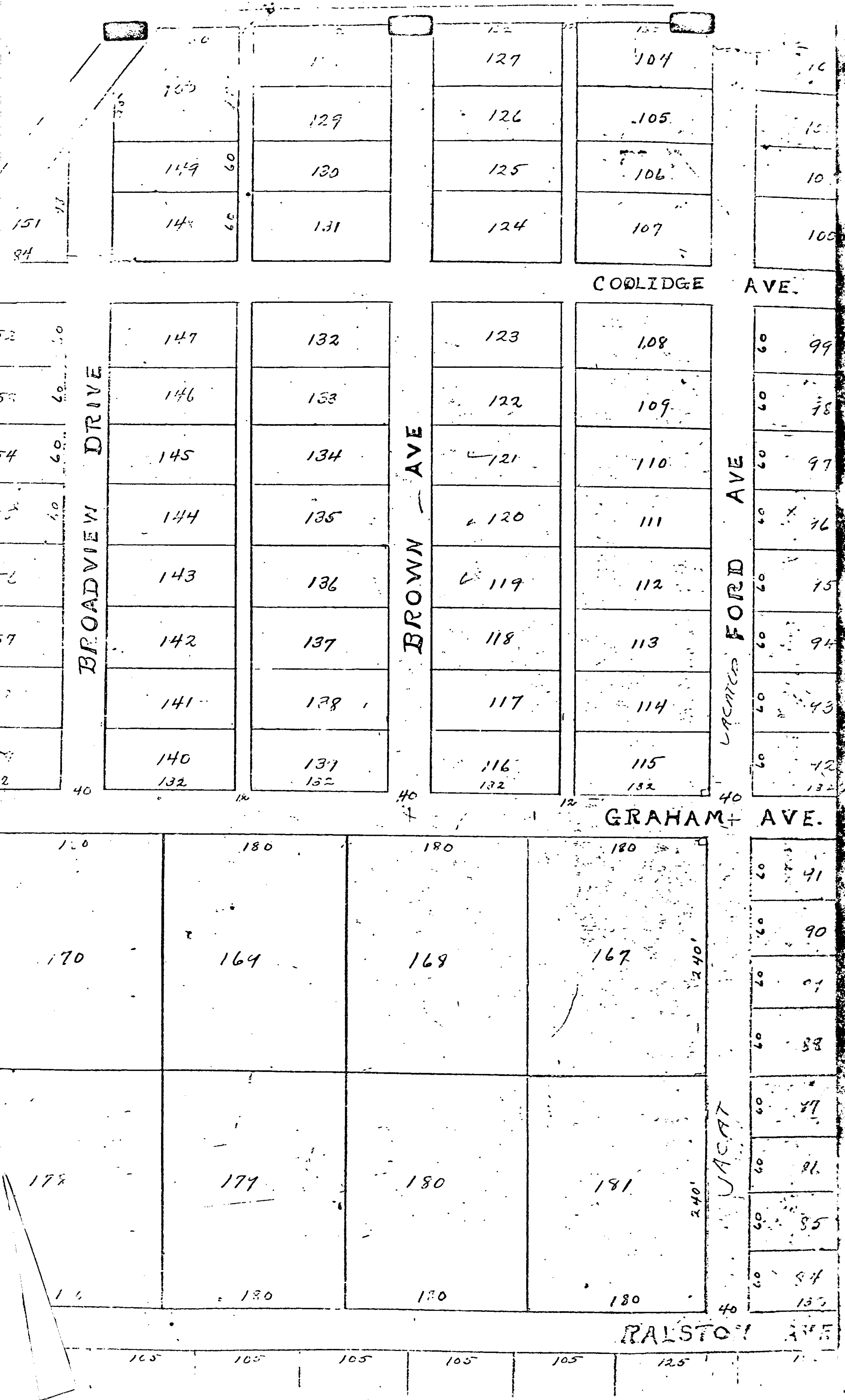
82
94
93
95
96
108
107
109
116
117
124
825
33
74.5
69.3


170
164
168
167
140'
178
179
180
181
140'
180
180
120
180
40
RALSTON
105
105
105
105
105
105
125
189
188
187
186
185
184
183
105
105
105
105
105
105
105
137
211
212
213
214
215
216
217
143
6
105
105
105


BROADVIEW DRIVE
BROWN AVE
FORD AVE
VACATED
VACAT
GRAHAM AVE
COOLIDGE AVE
159
157
156
154
153
152
140
141
142
143
144
145
146
147
130
129
131
137
136
135
134
133
132
138
139
116
117
118
119
120
121
122
123
124
125
126
127
115
114
113
112
111
110
109
108
107
106
105
104
170
171
169
168
167
180
181
240'
60
132
130
180
40


COOLIDGE AVE.
BROADVIEW DRIVE
BROWN AVE
FORD AVE
GRAHAM AVE.
RALSTON AVE
VACATED
127
126
125
124
129
130
131
104
105
106
107
149
151
147
146
145
144
143
142
141
140
132
133
134
135
136
137
138
139
123
122
121
120
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95
94
93
92
91
90
89
88
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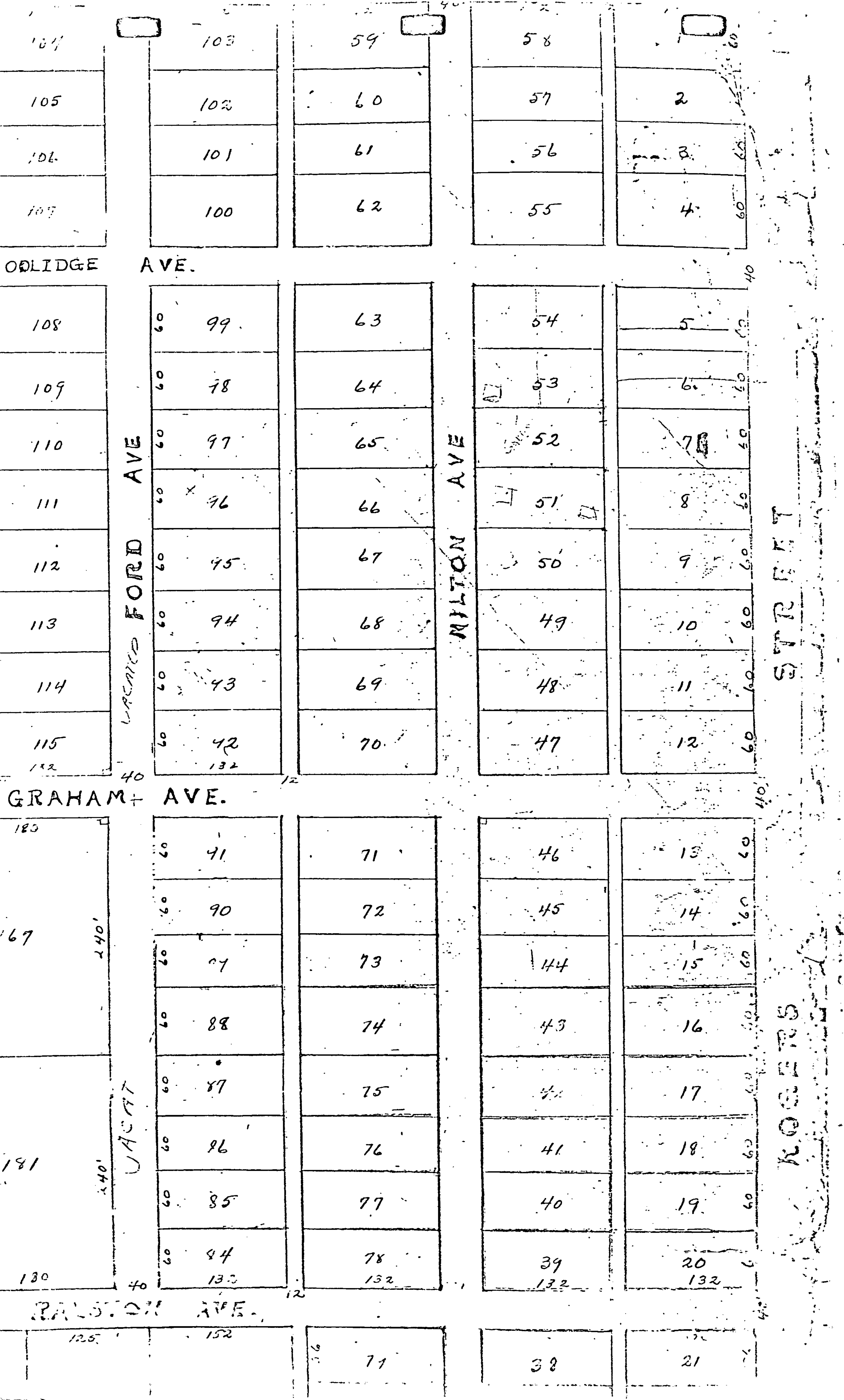
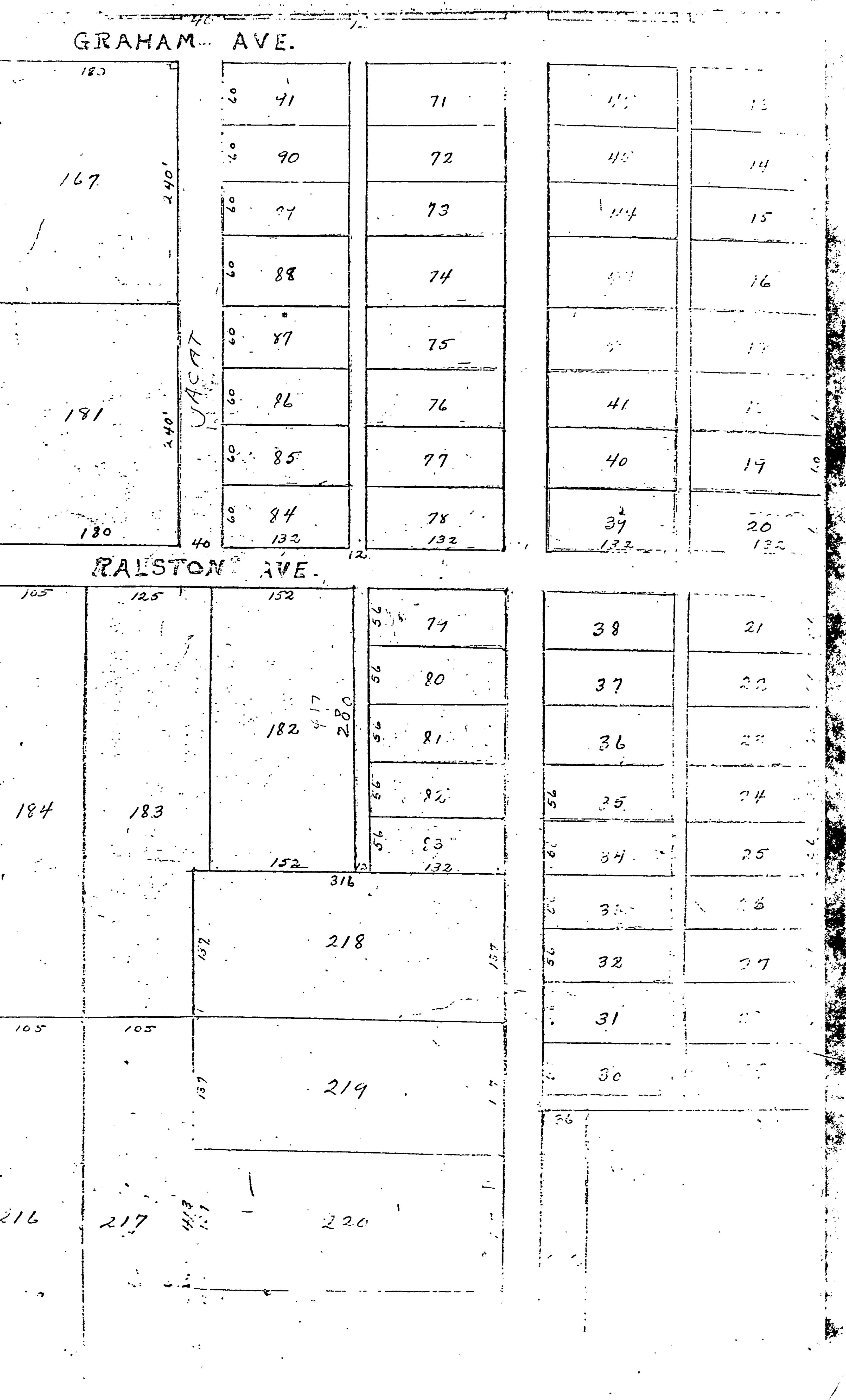
84
170
164
168
167
178
179
180
181
180
240'
40
60
105
125


OOLIDGE AVE.
FORD AVE
MILTON AVE
GRAHAM AVE.
RALSTON AVE.
ROGERS STREET
VACATED
VACAT
104
103
59
58
1
105
102
60
57
2
106
101
61
56
3
107
100
62
55
4
108
99
63
54
5
109
98
64
53
6
110
97
65
52
7
111
96
66
51
8
112
95
67
50
9
113
94
68
49
10
114
93
69
48
11
115
92
70
47
12
41
71
46
13
167
90
72
45
14
89
73
44
15
88
74
43
16
87
75
42
17
181
86
76
41
18
85
77
40
19
84
78
39
20
79
38
21
60
40
132
130
140'
12
125
152


GRAHAM AVE.
RALSTON AVE.
VACAT
167
181
180
240'
240'
40
91
90
89
88
87
86
85
84
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280
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105
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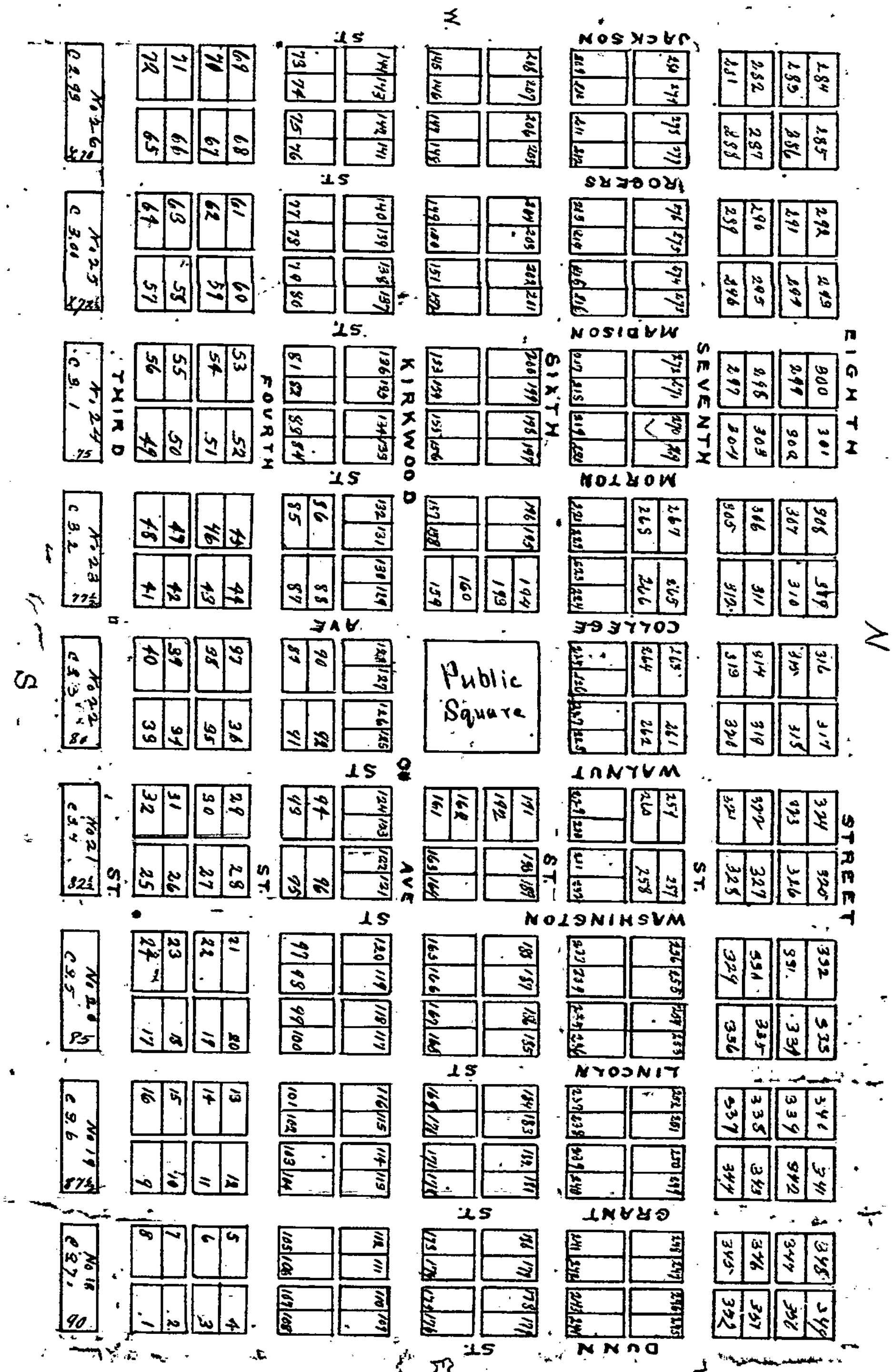
56
60

Deed Book A, Page 5


JACKSON ST.
ROGERS ST.
MADISON ST.
MORTON ST.
COLLEGE AVE
WALNUT ST
WASHINGTON ST
LINCOLN ST
GRANT ST
DUNN ST
THIRD ST.
FOURTH ST.
KIRKWOOD AVE
SIXTH ST.
SEVENTH ST.
EIGHTH STREET
Public Square
N
S
W

#412488 Ordinance to Vacate alley between lots 170, 171, 182 + 183 See Misc 227 p 468. 8-1-94

P. S. The late names given to the Streets in the above plat (written with red ink) are not to be found in the Original Plat, from which the above is copied.

W. H. Jones, R. M. C.

Explanation of the foregoing plat copied from Deed Book "A" page 55.

W. H. Jones, R. M. C.

Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 are one chain fifty-eight and three-tenths links in front, and three chains and sixteen links back.

Lots Nos. 16, 17, 18 and 19 are two chains and ten links and five tenths in front and two chains and thirty-nine links back. Lot No. 15 is 2 chains 39 links broad and 4 chains and 18 links long.

Lots Nos. 20, 21, 22, 23, 26, 27, 28 and 29 are two chains and forty links broad and four chains 21 links long. Lots Nos. 30, 31, 32 and 33 are two chains forty links broad and 4 chains 18 links long. The balance as marked in the plat thereof. North and South Streets are one chain wide.

East, Center, and West Streets from Bloomington to the North side of the Seminary Square, are one chain 25 links wide. East Street thence Southward one chain 5 links wide. West Street from the North side of the Seminary Square southward one chain thirteen links wide. The alleys are all 25 links wide. And are in number as represented on the plat. One circumscribing the same. The Streets and alleys run parallel and at right angles, to each other. Two stones planted, one at the North West and the other at the south west corners of the Seminary Square.

The measurement given in four poles, chains and links. The large figures near the center of the lots in the plat represent the number of the lot.

A true plat by,

James Borland, Surveyor
Bloomington, November 7th, 1820.

STATE OF INDIANA,

MONROE COUNTY,

This day personally came James Borland, Surveyor before me, William Hardin, a Justice of the Peace in and for the County aforesaid and made oath that the above was a correct plat of the lots surveyed by him comprising the land located by the Trustees of the State Seminary for the site thereof.

Given under my hand and seal this 8th day of November, 1820.

William Hardin, J. P. (Seal)

[illegible]

4 [illegible]

* 7 [illegible]

[illegible]

The Original Plat of the Town of Bloomington is copied from Deed Record "A" page 5, and is also recorded in Plat Book 1 page 4, in the recorder's office of Monroe County, State of Indiana.

EXPLANATION COPIED FROM DEED BOOK "A" PAGE 4.

State of Indiana,
Monroe County,

I, Benjamin Parks, Agent of said County do certify that the Town of Bloomington, was surveyed in the following form, to wit:

All the lots in the Town are four poles by eight. All the streets are 82½ feet wide. Alleys 12 feet. The Public Square is 276 feet square.

All the said lots are laid off at right angles, and the whole is run parallel with the Section lines.

Dated this the 22nd day of June, 1818.

Benjamin Parks, Agent

State of Indiana,
Monroe County,

This day came Jonathan Nichols before me Lewis Noel one of the Associate Judges for the said County, and made oath that this is a true plan of the Town of Bloomington.

Sworn and subscribed to the 22nd day of June, 1818.

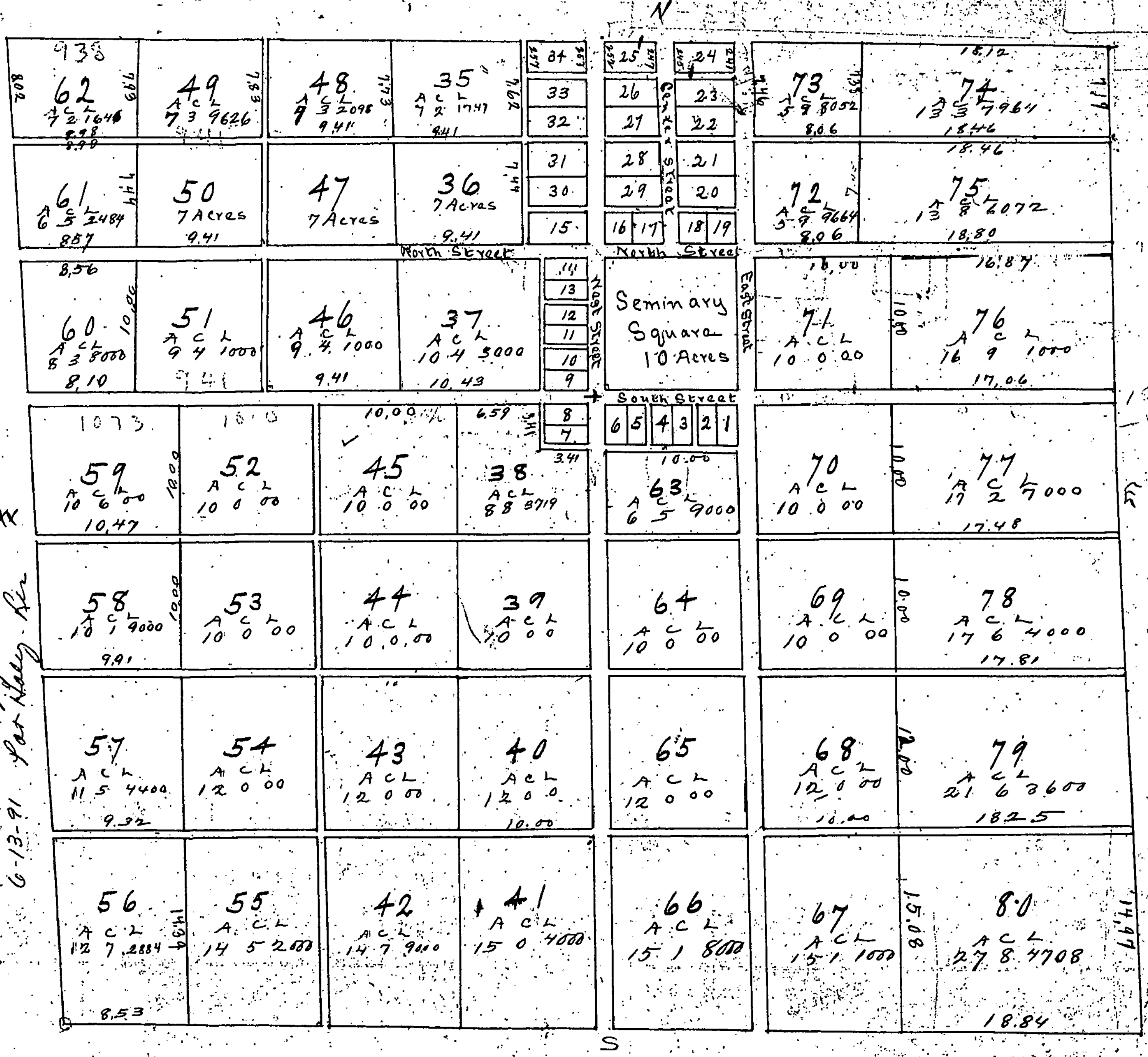
Lewis Noel

Jonathan Nichols.

Recorded in Plat Book #1 page 4

Recorder's office of Monroe County, State of Indiana.

#107698 Vacation of Alley
Misc Bk 208 pg. 335
6-13-91 Pat Haley Rec



N
S
Seminary Square 10 Acres
North Street
West Street
South Street
East Street
Center Street
62 ACL 7 2 1646
49 ACL 7 3 9626
48 ACL 9 3 2098
35 ACL 7 2 1747
34
33
32
31
30
15
25
26
27
28
29
16
17
24
23
22
21
20
18
19
73 ACL 5 9 8052
74 13 3 7964
61 ACL 6 5 2484
50 7 Acres
47 7 Acres
36 7 Acres
72 ACL 5 9 9664
75 ACL 13 8 6072
60 ACL 8 3 8000
51 ACL 9 4 1000
46 ACL 9 4 1000
37 ACL 10 4 3000
14
13
12
11
10
9
8
7
71 ACL 10 0 00
76 ACL 16 9 1000
6
5
4
3
2
1
59 ACL 10 6 00
52 ACL 10 0 00
45 ACL 10 0 00
38 ACL 8 8 3719
63 ACL 6 5 9000
70 ACL 10 0 00
77 ACL 17 2 7000
58 ACL 10 1 9000
53 ACL 10 0 00
44 ACL 10 0 00
39 ACL 10 0 0
64 ACL 10 0 00
69 ACL 10 0 00
78 ACL 17 6 4000
57 ACL 11 5 4400
54 ACL 12 0 00
43 ACL 12 0 00
40 ACL 12 0 0
65 ACL 12 0 00
68 ACL 12 0 00
79 ACL 21 6 3600
56 ACL 12 7 2884
55 ACL 14 5 2000
42 ACL 14 7 9000
41 ACL 15 0 4000
66 ACL 15 1 8000
67 ACL 15 1 1000
80 ACL 27 8 4708

Deed Book A, Page 55
Seminary Lots

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

BUD MARKHAM-ALLEN STREET TRACTS

Tract 2 (Revised)

A part of Seminary Outlot 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 264.00 feet South and 404.99 feet West of the Northeast corner of said Seminary Outlot 64, thence S00°-20'E for a distance of 396.00 feet to the North line of Allen Street, thence West over and along the North line of said Allen Street for a distance of 121.55 feet, thence N00°-20'W for a distance of 132.00 feet, thence East for a distance of 33.00 feet, thence N00°-20'W for a distance of 198.00 feet, thence West for a distance of 16.50 feet, thence N00°-20'W for a distance of 66.00 feet, thence East for a distance of 105.05 feet to the point of beginning. Containing 0.93 acre, more or less.

Tract 4

A part of Seminary Outlot 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 264.00 feet South and 404.99 feet West of the Northeast corner of said Seminary Outlot 64, thence East for a distance of 127.95 feet, thence S00°-20'E for a distance of 263.90 feet, thence West for a distance of 52.45 feet, thence S00°-20'E for a distance of 132.10 feet to the North line of Allen Street, thence West over and along the North line of said Allen Street for a distance of 75.50 feet, thence N00°-20'W for a distance of 396.00 feet to the point of beginning. Containing 1.00 acre, more or less.

Plat and descriptions prepared from a survey conducted under the supervision of:

Gary D. Cobb

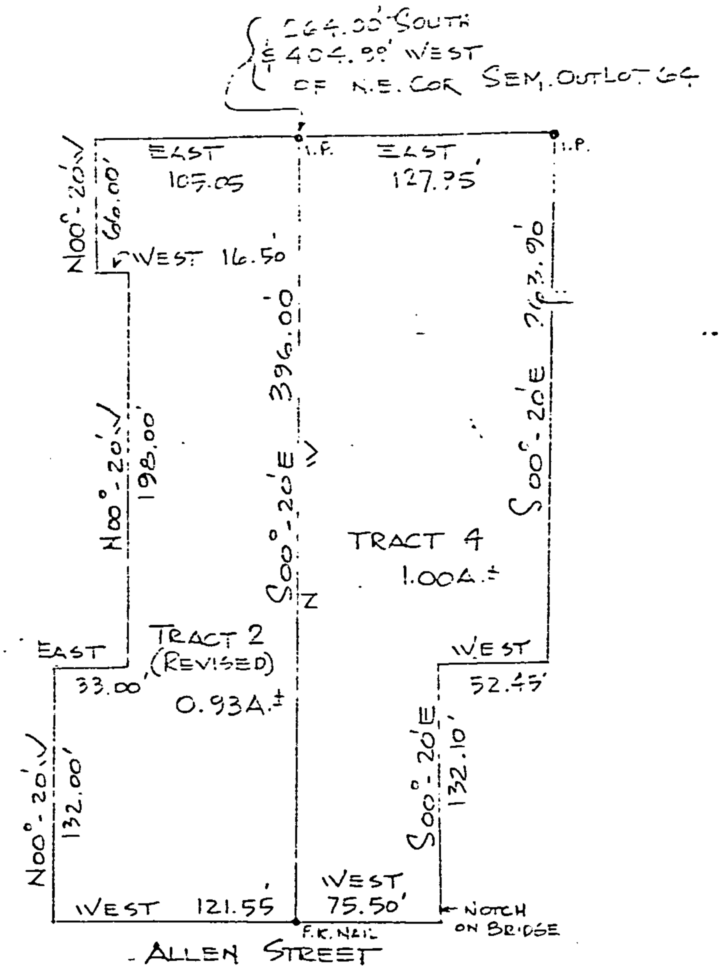
Gary D. Cobb
Registered Land Surveyor
Indiana Registry #S0377
August 11, 1980

GARY D. COBB
No. S0377

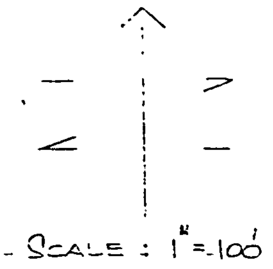
Bud Markham Property - [illegible]
Revised Tract 2

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

10-14-80



264.00' SOUTH
& 404.99' WEST
OF N.E. COR SEM. OUTLOT 64
I.P.
EAST 105.05
EAST 127.75'
I.P.
N00°-20'W 66.00'
WEST 16.50'
S00°-20'E 396.00'
S00°-20'E 263.90'
N00°-20'W 198.00'
TRACT 4
1.00A.±
EAST 33.00'
TRACT 2 (REVISED)
0.93A.±
WEST 52.45'
N00°-20'W 132.00'
S00°-20'E 132.10'
WEST 121.55
WEST 75.50'
NOTCH ON BRIDGE
F.K. NAIL
ALLEN STREET



FILED
OCT 14 1980
John W. Davis
Auditor Monroe County, Indiana

SURVEY PLAT
PART OF SEMINARY OUTLOT 64
BLOOMINGTON, MONROE
COUNTY, INDIANA
AUGUST 11, 1980

GARY D. COBB
REGISTERED
No. S0377
STATE OF INDIANA
LAND SURVEYOR

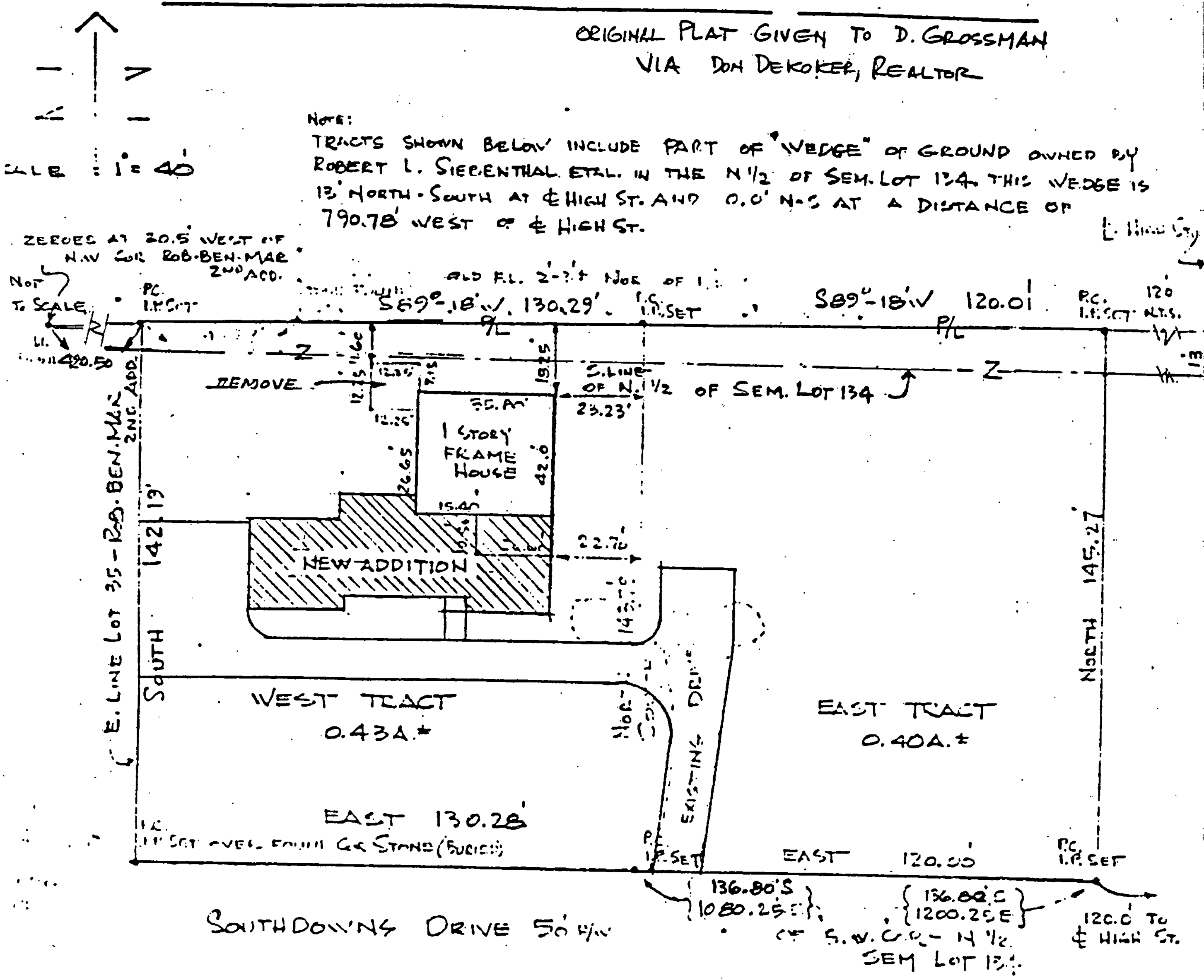
Gary D. Cobb

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

Perry City Sec 3 Sem Pt Lot 134

ORIGINAL PLAT GIVEN TO D. GROSSMAN
VIA DON DEKOKER, REALTOR

NOTE:
TRACTS SHOWN BELOW INCLUDE PART OF "WEDGE" OF GROUND OWNED BY ROBERT L. SIEBENTHAL ETAL. IN THE N 1/2 OF SEM. LOT 134. THIS WEDGE IS 13' NORTH-SOUTH AT ℄ HIGH ST. AND 0.0' N-S AT A DISTANCE OF 790.78' WEST OF ℄ HIGH ST.


SCALE : 1" = 40'
ZEROES AT 20.5' WEST OF N.W. COR ROB-BEN-MAR 2ND ADD.
NOT TO SCALE
420.50
P.C. I.P. SET
OLD F.L. 2'-3' ± NOR OF P/L
S89°-18'W. 130.29'
P.C. I.P. SET
S89°-18'W 120.01
P.C. I.P. SET
120' N.T.S.
℄ HIGH ST.
P/L
Z
REMOVE
12.25
7.15
19.25
S. LINE OF N. 1/2 OF SEM. LOT 134
23.23'
35.40'
1 STORY FRAME HOUSE
26.65
42.0
15.40
NEW ADDITION
22.70'
E. LINE LOT 35 - ROB-BEN-MAR 2ND ADD.
SOUTH 142.19'
NORTH 145.27
WEST TRACT 0.43A. ±
EAST TRACT 0.40A. ±
EXISTING DRIVE
EAST 130.28'
I.P. SET OVER FOUND GR STONE (BURIED)
P.C. I.P. SET
EAST 120.00
P.C. I.P. SET
136.80' S 1080.25' E
136.80' S 1200.25' E
OF S.W. COR. - N 1/2 SEM LOT 134
120.0' TO ℄ HIGH ST.
SOUTHDOWNS DRIVE 50' R/W

SURVEY PLAT
PART OF SEMINARY LOT 134
BLOOMINGTON, MONROE COUNTY,
INDIANA
MARCH 7, 1979

...ERT W. BRUNNEMER
6512

FILED
JUN 2 1981
Auditor Monroe County, Indiana

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

STIER PARK - LOT 5 REVISED DESCRIPTION

A part of Seminary Lot Number 135 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 640.50 feet North and 25.00 feet West of the Southeast corner of said Seminary Lot Number 135, said point being the Southeast corner of Lot 39 in South High Addition to the City of Bloomington, Indiana, said point also being on the West right of way of South High Street, thence South over and along said West right of way for a distance of 203.00 feet, thence S71°-08'W for a distance of 187.71 feet to a roadway right of way, thence Northwesterly over and along said right of way over a curve to the left having a radius of 146.40 feet and a deflection angle of 82°-17' for a distance of 110.08 feet to the Southeast corner of land described in a deed to Harold Wright from Jerry Gates and recorded in Deed Record 243 at page 65 in the office of the Recorder of Monroe County, thence N24°-50'-50'E for a distance of 207.83 feet (record bearing and distance for the last described course being S25°-10-48"W, 205.52 feet) to the South line of South High Addition, thence S89°-12'E over and along the South line of said South High Addition for a distance of 164.68 feet to the point of beginning. Containing 1.14 acres, more or less.

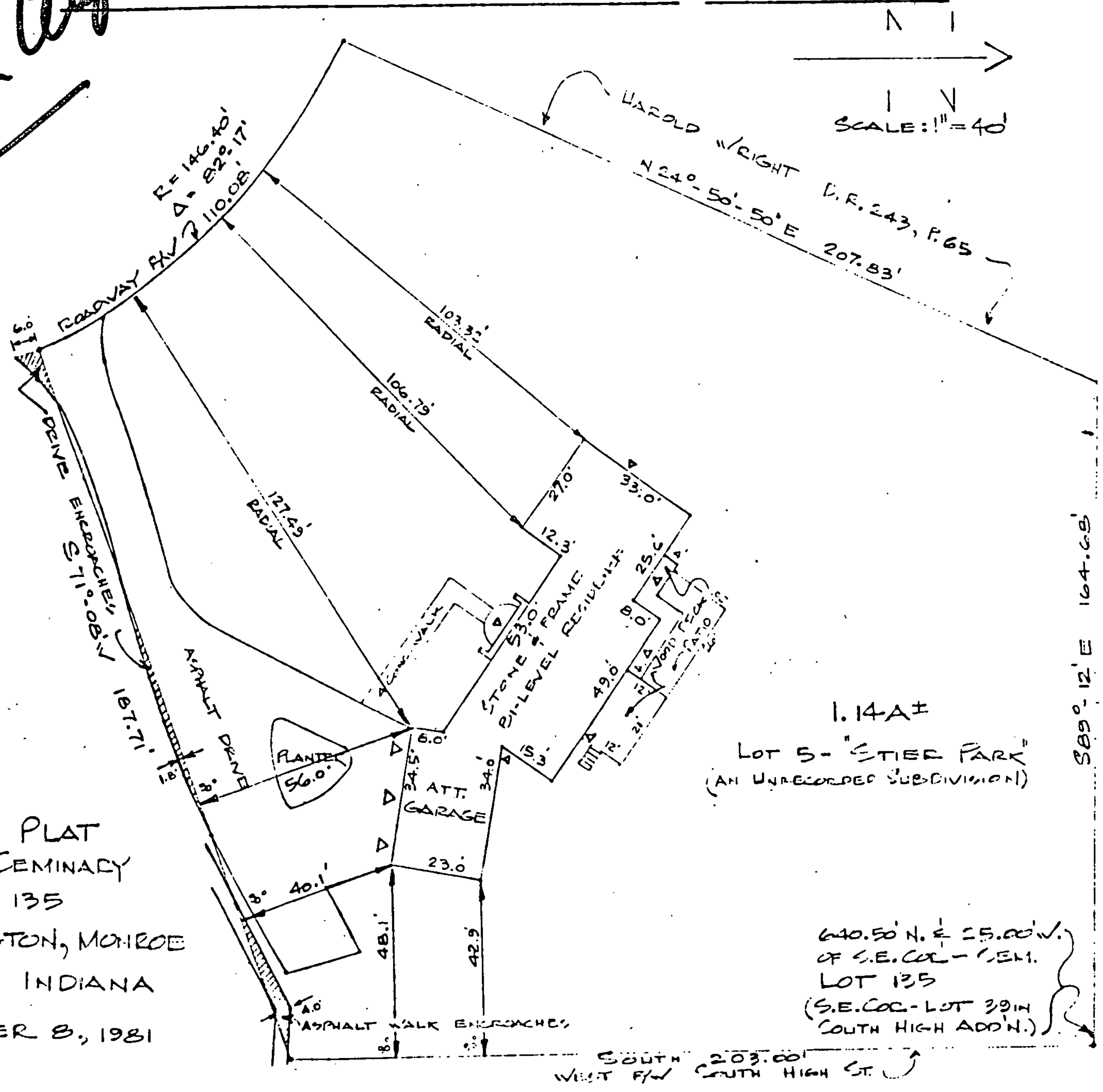
Plat and description prepared from a survey conducted under the supervision of:

No. S0377

Gary D. Cobb

Gary D. Cobb
Registered Land Surveyor
Indiana Registry #S0377
December 8, 1981

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603


N
SCALE: 1" = 40'
HAROLD WRIGHT D.R. 243, P. 65
N 24° - 50' - 50" E 207.83'
R = 146.40'
Δ = 82° 17'
ROADWAY R/W
110.08'
6.0
103.32' RADIAL
106.79' RADIAL
127.49' RADIAL
DRIVE ENCROACHES
S 71° 08' W
187.71'
1.8'
8'
ASPHALT DRIVE
PLANTER
56.0'
CONC. WALK
27.0'
33.0'
12.3'
53.0'
STONE & FRAME BI-LEVEL RESIDENCE
25.0'
8.0'
WOOD DECK
PATIO
49.0'
4.4
12'
21'
15.3'
6.0'
34.5'
34.0
ATT. GARAGE
23.0'
8'
40.1'
48.1'
42.9'
4.0
ASPHALT WALK ENCROACHES
8'
1.14A±
LOT 5 - "STIER PARK"
(AN UNRECORDED SUBDIVISION)
S 89° 12' E 164.68'
640.50' N. & 25.00' W.
OF S.E. COR. - SEM.
LOT 135
(S.E. COR. - LOT 39 IN
SOUTH HIGH ADD'N.)
SOUTH 203.00'
WEST R/W SOUTH HIGH ST.

LOCATION PLAT
PART OF SEMINARY
LOT 135
BLOOMINGTON, MONROE
COUNTY, INDIANA
DECEMBER 8., 1981

CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON. I FURTHER CERTIFY THAT THE NORTH BOUNDARY OF THE PROPERTY IS CONTIGUOUS WITH THE SOUTH BOUNDARY OF SOUTH HIGH ADDITION AND THAT THERE ARE NO OVERLAPS ALONG THIS LINE.

CERTIFIED:
Gary D. Cobb
GARY D. COBB
REGISTERED LAND SURVEYOR
INDIANA REGISTRY # S0377

GARY D. COBB
No. S0377

RAYMOND GRAHAM
3215 N. SMITH PIKE
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

Perry City

McDonald, George & Norma

July 30, 1975

LEGAL DESCRIPTION: OWNER: Ralph Killion

A part of Seminary Lot Number Thirty Eight (38) in the City of Bloomington, Indiana, described as follows: Beginning at a point that is 215.58 feet South of the Northwest corner of said Seminary Lot 38 and on the East right-of-way line of Rogers Street; thence North along the East right-of-way line of Rogers Street for 52.14 feet; thence East for 162.81 feet; thence South 52.14 feet; thence West for 162.81 feet and to the point of beginning. Containing in all 0.194 Acres, more or less.

Ray Graham
RAY GRAHAM,

FILED
NOV 17 1975
John W. Davis
Auditor Monroe County, Indiana

803392

BOOK 4 PAGE 455

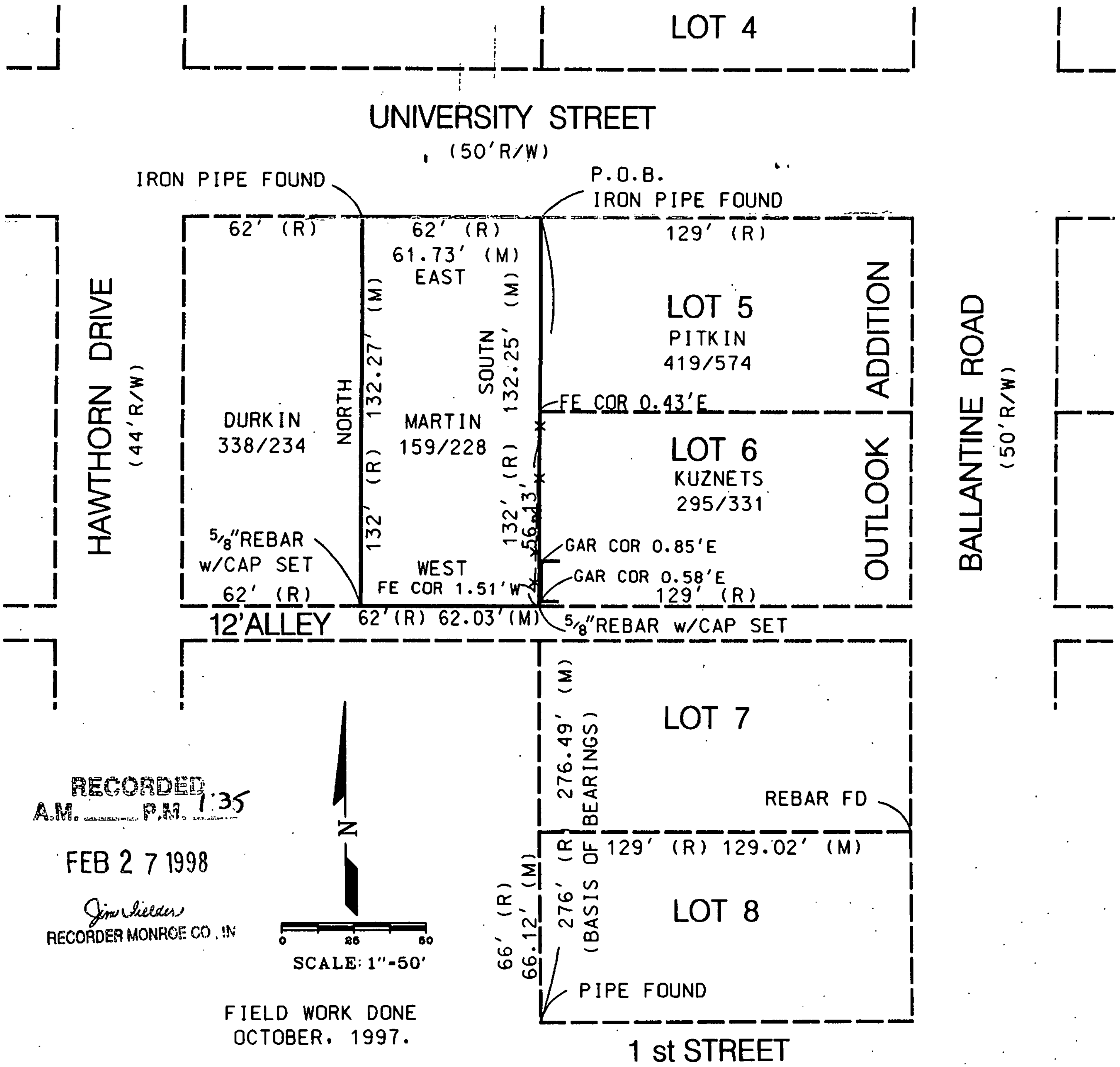
Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

~~BEN E. BLEDSOE, L.S.~~
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E

359 Landmark Avenue
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX: (812) 336-0817

PART OF SEMINARY LOT 100
CITY OF BLOOMINGTON, IND
JOB #2248


LOT 4
UNIVERSITY STREET
(50'R/W)
IRON PIPE FOUND
P.O.B.
IRON PIPE FOUND
62' (R)
62' (R)
61.73' (M)
EAST
129' (R)
LOT 5
PITKIN
419/574
OUTLOOK ADDITION
BALLANTINE ROAD
(50'R/W)
HAWTHORN DRIVE
(44'R/W)
DURKIN
338/234
NORTH
132' (R) 132.27' (M)
MARTIN
159/228
SOUTH
132' (R) 132.25' (M)
56.13'
FE COR 0.43'E
LOT 6
KUZNETS
295/331
5/8"REBAR
w/CAP SET
GAR COR 0.85'E
GAR COR 0.58'E
WEST
FE COR 1.51'W
62' (R)
129' (R)
12'ALLEY
62'(R) 62.03'(M)
5/8"REBAR w/CAP SET
LOT 7
276' (R) 276.49' (M)
(BASIS OF BEARINGS)
REBAR FD
129' (R) 129.02' (M)
LOT 8
66' (R)
66.12' (M)
PIPE FOUND
1 st STREET
N
0
25
50
SCALE: 1"-50'

RECORDED
A.M.____ P.M. 1:35
FEB 2 7 1998
Jim Fielder
RECORDER MONROE CO., IN

FIELD WORK DONE
OCTOBER, 1997.

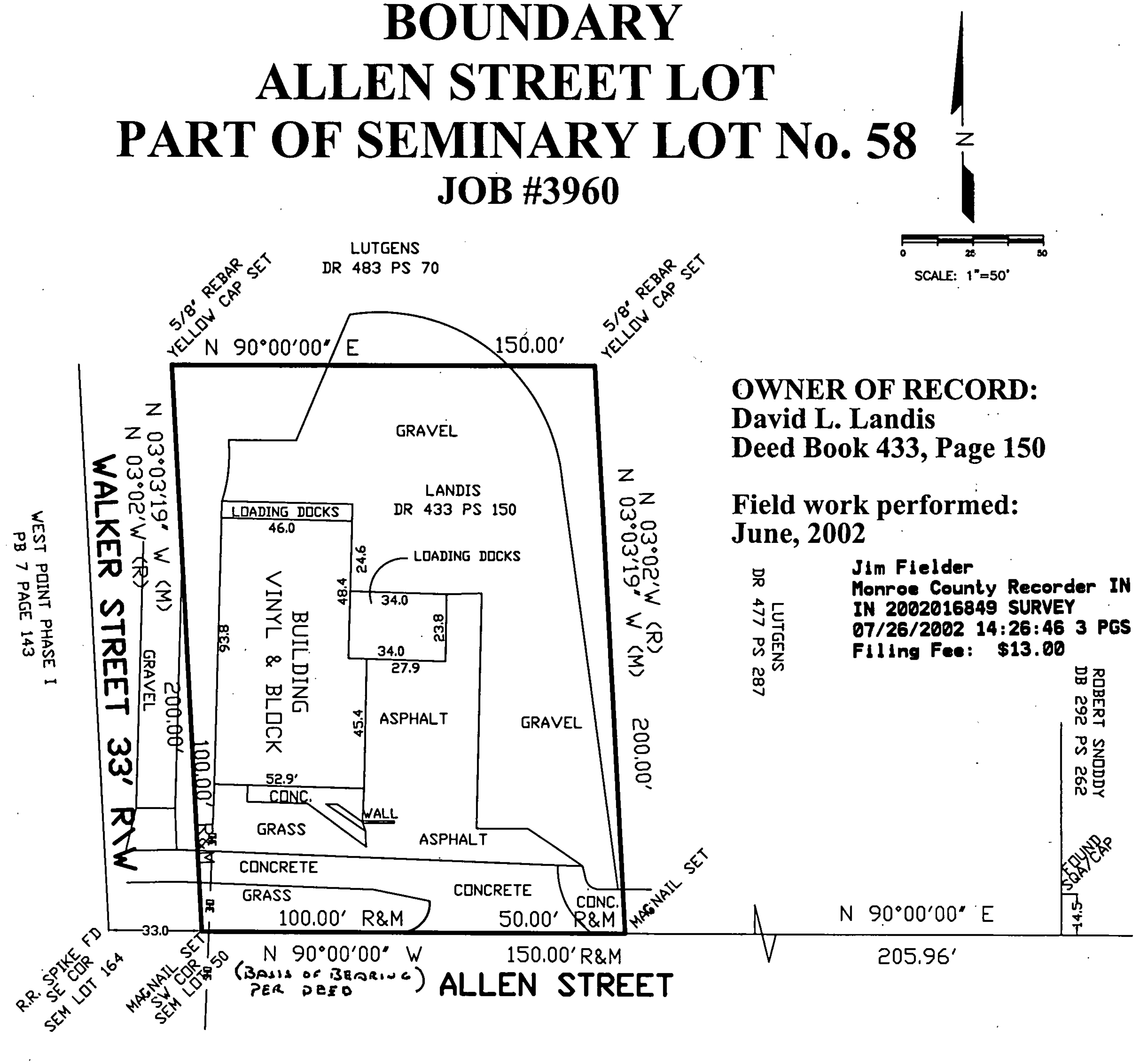
SHEET 1 OF 3

OWNER:
Hugh H. Martin and
Susan S. Martin
Deed Record 159, pg. 228

Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.
BERNARD A. GUERRETTAZ, L.S.

BOUNDARY
ALLEN STREET LOT
PART OF SEMINARY LOT No. 58
JOB #3960


N
0
25
50
SCALE: 1"=50'
LUTGENS
DR 483 PG 70
5/8" REBAR YELLOW CAP SET
N 90°00'00" E
150.00'
5/8" REBAR YELLOW CAP SET
GRAVEL
LANDIS
DR 433 PG 150
LOADING DOCKS
46.0
LOADING DOCKS
24.6
48.4
34.0
23.8
34.0
27.9
93.8
BUILDING
VINYL & BLOCK
ASPHALT
GRAVEL
45.4
52.9'
CONC.
WALL
GRASS
ASPHALT
CONCRETE
CONCRETE
GRASS
CONC.
100.00' R&M
50.00' R&M
100.00' R&M
N 03°03'19" W (M)
N 03°02'W (R)
200.00'
GRAVEL
WALKER STREET 33' R/W
WEST POINT PHASE I
PB 7 PAGE 143
N 03°02'W (R)
N 03°03'19" W (M)
200.00'
LUTGENS
DR 477 PG 287
ROBERT SNODDY
DB 292 PG 262
FOUND SQ/CAP
14.5
MAGNAIL SET
N 90°00'00" E
205.96'
33.0
30
30
R.R. SPIKE FD SE COR SEM LOT 164
MAGNAIL SET SW COR SEM LOT 50
N 90°00'00" W
(Basis of Bearing per deed)
150.00' R&M
ALLEN STREET

OWNER OF RECORD:
David L. Landis
Deed Book 433, Page 150

Field work performed:
June, 2002

Jim Fielder
Monroe County Recorder IN
IN 2002016849 SURVEY
07/26/2002 14:26:46 3 PGS
Filing Fee: $13.00

NOTE: YELLOW CAP
BLEDSOE TAPP PC50920004

SHEET 1 OF 3

Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.
BERNARD A. GUERRETTAZ, L.S.

DESCRIPTION
Job #3960

A part of Seminary Lot No. 58 in Township 8 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Southwest corner of said Seminary Lot No. 58, thence North 03 degrees 02 minutes West for 100 feet; thence East 100 feet; thence South 03 degrees 02 minutes East 100 feet; thence West 100 feet and to the place of beginning, containing 0.23 acre, more or less; and,

ALSO, a part of Seminary Lot No. 58 in Township 8 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is 100 feet East of the Southwest corner of said Seminary Lot No. 58; thence North 03 degrees 02 minutes West 100 feet; thence West 100 feet; thence North 03 degrees 02 minutes West 100 feet; thence East 150 feet; thence South 03 degrees 02 minutes East 200 feet; thence West 50 feet and to the place of beginning, containing 0.46 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 18th day of June, 2002.

PHILIP O. TAPP
No. LS80900014

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

S:\DPLUS\DATA\00003960\Admin\description.wpd

Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.
BERNARD A. GUERRETTAZ, L.S.

REPORT OF SURVEY
Job #3960

In accordance with **Title 865, 1-12-1 through 1-12-29** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement *(Theoretical Uncertainty)*;

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.

This survey was performed at the request of Dave Landis to set the corners on the property contained in Deed Record 433, Page 150 in the Office of the Recorder of Monroe County, Indiana.

MONUMENTS FOUND:

1. Railroad spike Southeast corner Seminary Lot 164, also being the Southeast corner Westpointe Subdivision, Phase I.
2. SQA cap as shown on the survey dated October 11, 1991 by SQA Job #1686.
3. Also found, recorded survey by Doug Curry May 8, 1989 given bearings & showing monuments set. Curry monuments were not found.

ESTABLISHMENT OF LINES AND CORNERS:

1. Held the railroad spike found as good. Set the South line of Seminary Lot 50 from the railroad spike to a point 14.50 feet South of SQA cap per survey.
2. Set subject Southeast & Southwest corners at record distance along South line as previously established.
3. Set the Northeast & Northwest corners at the bearing shown on the Curry Survey and at record distance. The bearing varied 00 degrees 01 minutes 19 seconds from record which makes a variance of 0.07 feet for the corners. This is within the tolerance of the survey.

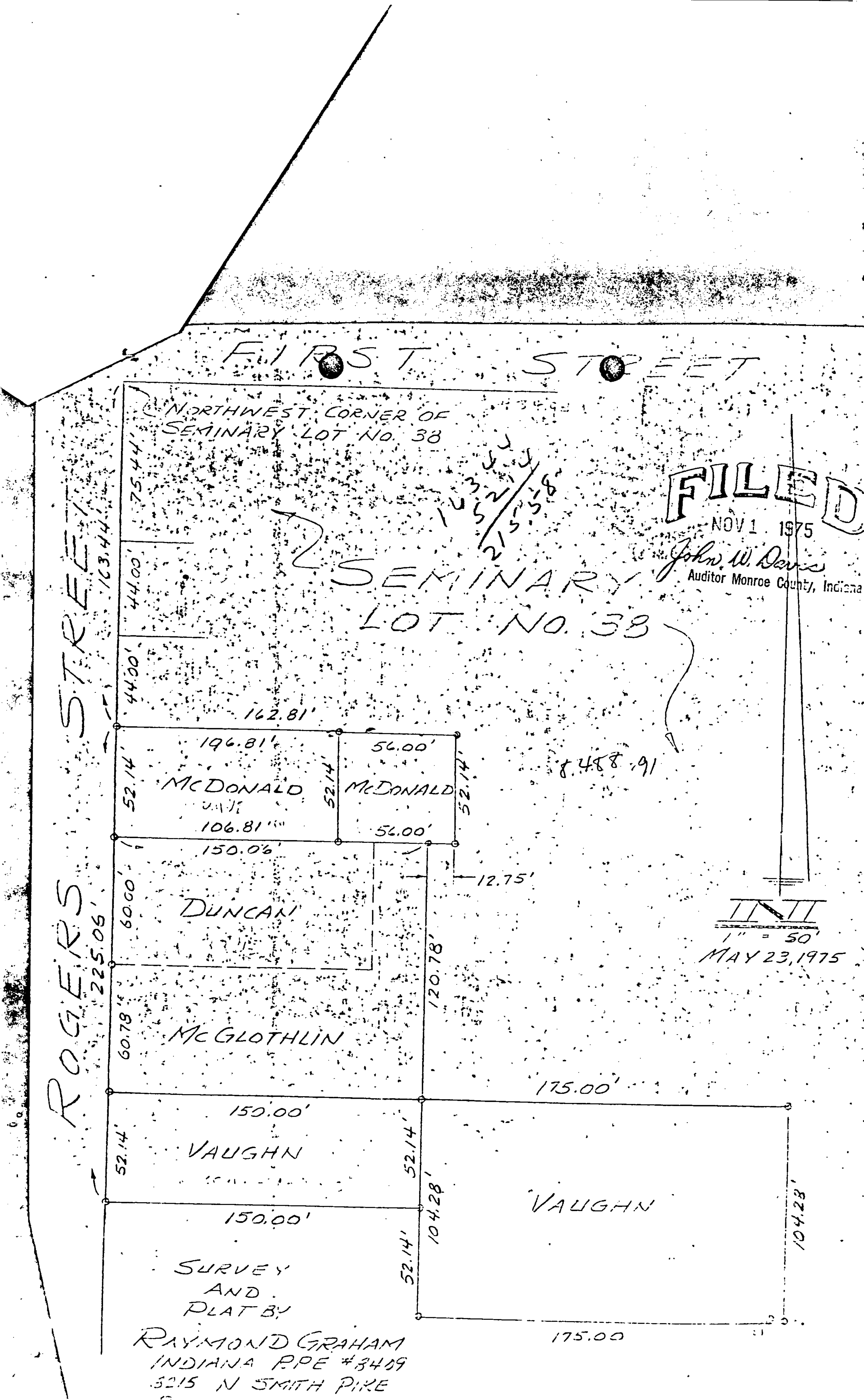
As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.1 feet in all directions.

Due to *discrepancies* in the record description; the bearing as discussed in item 3 above. No new description was prepared for this survey.

Due to *inconsistencies* on lines of occupation; gravel drives as shown.

S:\DPLUS\DATA\00003960\Admin\Class A Report.wpd



FIRST STREET
ROGERS STREET
NORTHWEST CORNER OF SEMINARY LOT NO. 38
SEMINARY LOT NO. 38
16352/21558
8,488.91
75.44'
163.44'
44.00'
44.00'
162.81'
196.81'
56.00'
52.14'
MCDONALD
52.14'
McDONALD
52.14'
106.81'
56.00'
150.06'
12.75'
60.00'
DUNCAN
225.05'
120.78'
60.78'
McGLOTHLIN
175.00'
150.00'
52.14
VAUGHN
52.14'
150.00'
104.28'
52.14'
VAUGHN
104.28'
175.00
1" = 50'

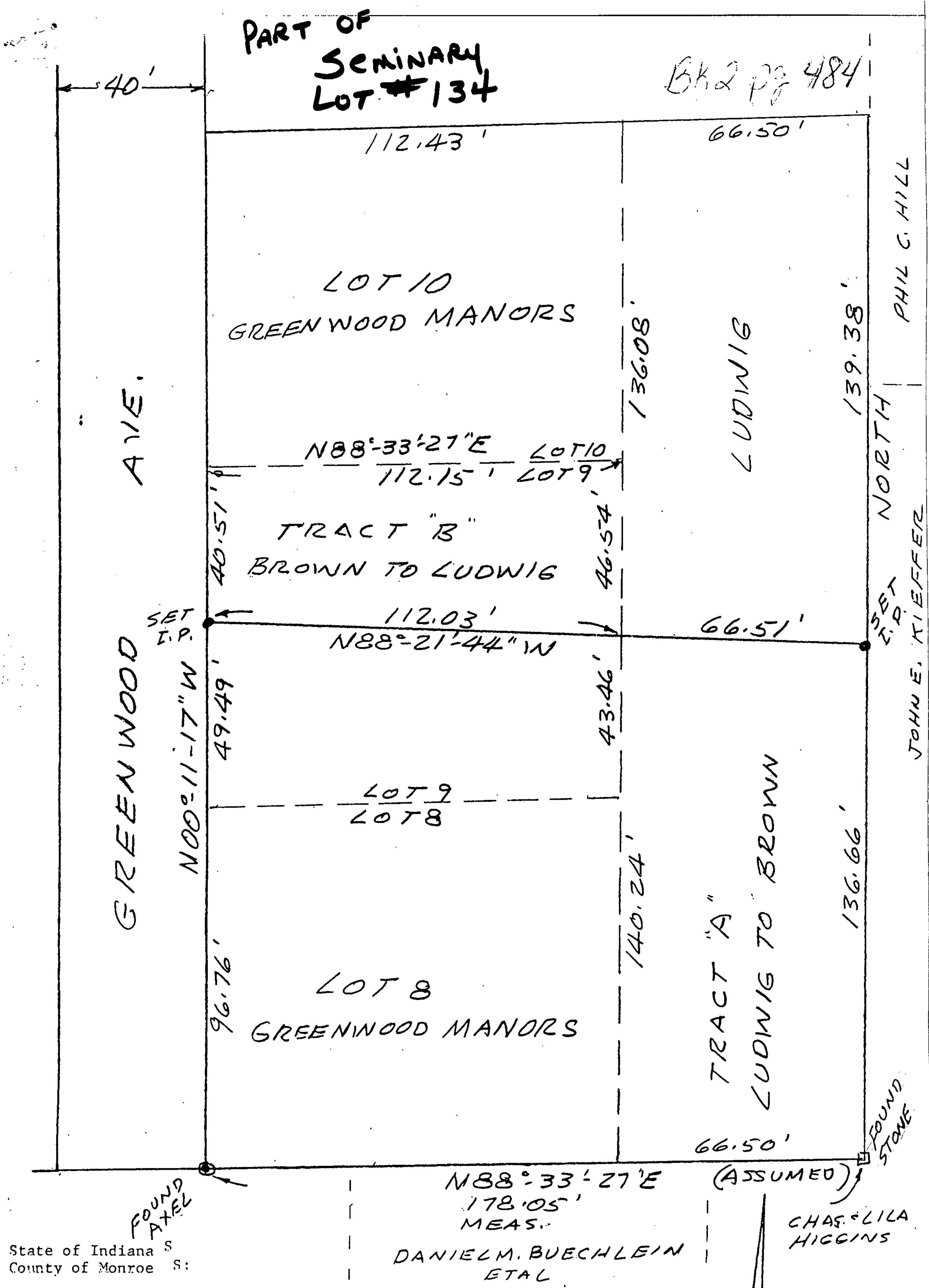
FILED
NOV 1 1975
John W. Davis
Auditor Monroe County, Indiana

MAY 23, 1975

SURVEY
AND
PLAT BY

RAYMOND GRAHAM
INDIANA RPE #3409
3215 N SMITH PIKE
BLOOMINGTON, INDIANA

Bk 2 pg 484


PART OF
SEMINARY
LOT #134
40'
112.43'
66.50'
LOT 10
GREENWOOD MANORS
LUDWIG
136.08'
139.38'
PHIL C. HILL
NORTH
N88°-33'-27"E
112.15'
LOT 10
LOT 9
TRACT "B"
BROWN TO LUDWIG
40.51'
46.54'
JOHN E. KIEFFER
SET I.P.
112.03'
N88°-21'-44"W
66.51'
SET I.P.
GREENWOOD AVE.
N00°-11'-17"W
49.49'
43.46'
LOT 9
LOT 8
136.66'
140.24'
TRACT "A"
LUDWIG TO BROWN
96.76'
LOT 8
GREENWOOD MANORS
66.50'
FOUND STONE
N88°-33'-27"E
178.05'
MEAS.
(ASSUMED)
FOUND AXEL
DANIEL M. BUECHLEIN ETAL
CHAS. & LILA HIGGINS
N
SCALE 1" = 30'
LUDWIG - BROWN

State of Indiana S
County of Monroe S:

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana: that the above plat correctly represent a survey completed by me on this 16th day of August, 1993: that all monuments shown thereon actually exist: and that their location and type are, to the best of my knowledge, accurately shown.

Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401

LEE UTT
REGISTERED LAND SURVEYOR NO. S0089, INDIANA
PHONE 332-6366
1604 S. HENDERSON STREET
BLOOMINGTON, INDIANA 47401

BK2 Pg 482

318885

Donald A. Pete
Ludwig to Brown

Legal description: Tract " A "

A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at the Southeast corner of Lot 8 in Greenwood Manors Addition as shown by the recorded plat and filed in Plat Cabinet B, envelope 60, in the office of the Recorder of Monroe County, Indiana; thence from said point of beginning and running North 88 degrees 33 minutes 27 seconds East (assumed bearing) for 66.50 feet and to a found stone; thence parallel with the East line of said Greenwood Manors Addition and running North for 136.66 and to a set 1/2 inch iron pin; thence North 88 degrees 21 minutes 44 seconds West for 66.51 feet and to a point on the East line of said Greenwood Manor Addition that is 46.54 feet South of the Northeast corner of Lot 9 in Greenwood Manors Addition; thence with the East line of Greenwood Manors Addition and running South for 140.24 feet and to the point of beginning. Containing 0.21 acres, more or less.

RECORDED
A.M. ____ P.M. 1:21
OCT 27 1993
Pat Haley
RECORDER MONROE CO., IN

Lee Utt
Lee Utt, R. L. S. # S0089, Indiana
August 16, 1993

LEE UTT
S-0089

BK 2 pg 483

LEE UTT
REGISTERED LAND SURVEYOR NO. S0089, INDIANA
PHONE 332-6366
1604 S. HENDERSON STREET
BLOOMINGTON, INDIANA 47401

Legal description: Tract "B" Brown to Ludwig

A part of Lot 9 in Greenwood Manors Addition to the City of Bloomington, Indiana, as shown by recorded plat and filed in Plat Cabinet " B ", envelope 60, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at the Northeast corner of Lot 9 in Greenwood Manors Addition; thence from said point of beginning and with the East line of Greenwood Manors Addition and running South (assumed bearing) for 46.54 feet; thence North 88 degrees 21 minutes 44 seconds West for 112.03 feet and to a set 1/2 inch iron pin on the East line of Greenwood Avenue; thence with the East line of Greenwood Avenue and running North 00 degrees 11 minutes 17 seconds West for 40.51 feet and to the Northwest corner of said Lot 9 in Greenwood Manors Addition; thence with the North line of Lot 9 and running North 88 degrees 33 minutes 27 seconds East for 112.15 feet and to the point of beginning.

Lee Utt

Lee Utt, R. L. S. # S0089, Indiana
August 16, 1993

LEE UTT
No. S-0089

15

BOOK 8 PAGE 563

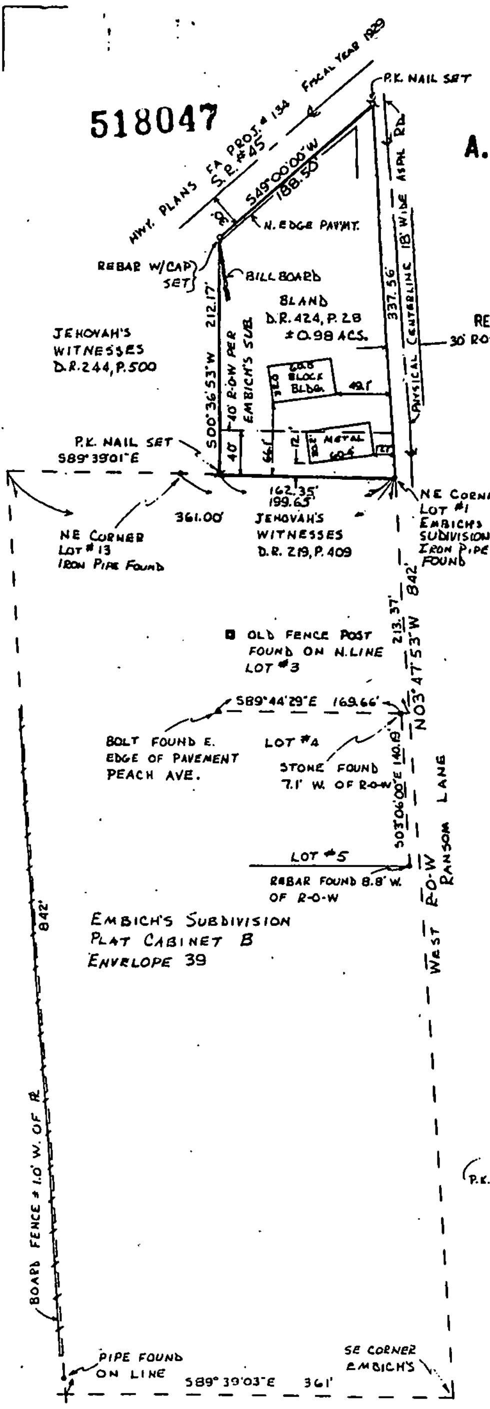
Legal Survey Record
Book No. 4, P. 16
County Surveyor's Office

518047

RECORDED
A.M. 9:18 P.M.

DEC 08 1995

RECORDER MONROE CO. IN.



HWY. PLANS FA PROJ. # 134 FISCAL YEAR 1929
S.R. #45
P.K. NAIL SET
S49°00'00"W
188.50'
30'
N. EDGE PAV'MT.
REBAR W/CAP SET
BILLBOARD
BLAND
D.R. 424, P. 28
±0.98 ACS.
212.17'
S00°36'53"W
40' R-O-W PER EMBICH'S SUB.
337.56'
ASPH. RD.
18' WIDE
PHYSICAL CENTERLINE
30' RO-W
JEHOVAH'S
WITNESSES
D.R. 244, P. 500
CONC. BLOCK BLDG.
49.1'
METAL
40'
P.K. NAIL SET
S89°39'01"E
162.35'
199.65'
361.00'
JEHOVAH'S
WITNESSES
D.R. 219, P. 409
NE CORNER
LOT #13
IRON PIPE FOUND
NE CORNER
LOT #1
EMBICH'S
SUDIVISION,
IRON PIPE
FOUND
842'
213.37'
N03°47'53"W
OLD FENCE POST
FOUND ON N. LINE
LOT #3
S89°44'29"E 169.66'
BOLT FOUND E.
EDGE OF PAVEMENT
PEACH AVE.
LOT #4
STONE FOUND
7.1' W. OF R-O-W
S03°06'00"E 140.19'
LOT #5
REBAR FOUND 8.8' W.
OF R-O-W
WEST RANSOM LANE
R-O-W
EMBICH'S SUBDIVISION
PLAT CABINET B
ENVELOPE 39
842'
BOARD FENCE ± 1.0' W. OF R
PIPE FOUND
ON LINE
S89°39'03"E 361'
SE CORNER
EMBICH'S
ALLEN ST.
-N-
0 60 120
SCALE: 1"=60'

CURRY LAND SURVEYING

Douglas R. Curry
Registered Land Surveyor

620 N. College Ave
(812) 332-0037
Bloomington, IN 47404

LEGAL DESCRIPTION
Job #062895
Owner: Russell H. Bland
Source: D.R. 424, P. 28

A part of Seminary Lot Number 106 and Seminary Lot Number 107, the same being in the Southeast quarter of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at an iron pipe found marking the northeast corner of Lot Number One, Embich's Subdivision as recorded in Plat Cabinet B, Envelope 39, Office of the Recorder; Thence on the west right-of-way of Ransom Lane North 03 degrees 47 minutes 53 seconds West (assumed bearing) 337.56 feet to south right-of-way of State Highway Number 45; Thence on said south right-of-way South 49 degrees 00 minutes 00 seconds West 188.50 feet; Thence leaving said south right-of-way South 00 degrees 36 minutes 53 seconds West 212.17 feet to the north line of said Lot Number One; Thence on said north line South 89 degrees 39 minutes 01 second East 162.35 feet to the point of beginning. Containing 0.98 acres, more or less.

Subject to all easements and rights-of-way.

Evidence of easements have not been located in the field and are not shown on the survey drawing.

This certification does not take into consideration additional facts an accurate and correct title search and/or examination might disclose.

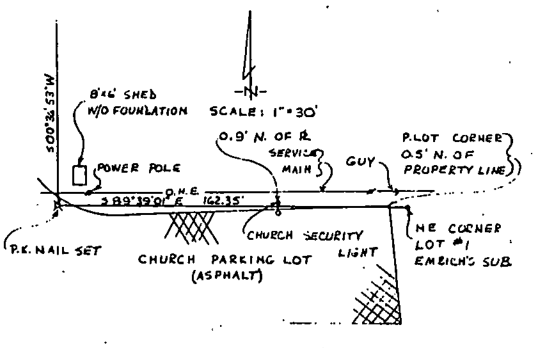
Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed by me or under my direct supervision and control, and that all information is true and correct to the best of my knowledge and belief.

Certified this 29th day of June, 1995.

Douglas R. Curry

Douglas R. Curry (Indiana L.S. #890006)

According to FIRM, Community-Panel Number: 180169 0025 C, Map Revised : June 17, 1991, shows project is not in a Flood Hazard Area.
Source: FEMA



-N-
SCALE: 1"=30'
S00°36'53"W
8'x6' SHED
W/O FOUNDATION
POWER POLE
0.9' N. OF R
SERVICE MAIN
GUY
P. LOT CORNER
0.5' N. OF
PROPERTY LINE
O.H.E.
S89°39'01"E 162.35'
P.K. NAIL SET
CHURCH SECURITY LIGHT
CHURCH PARKING LOT
(ASPHALT)
NE CORNER
LOT #1
EMBICH'S SUB.

DETAIL: NORTH LINE OF LOT #1

DOUGLAS R. CURRY
No 890006

563

CURRY LAND SURVEYING

Douglas R. Curry
Registered Land Surveyor

621 N. College Ave.
(812) 332-9037
Bloomington, IN 47404

BOOK 3 PAGE 564

LEGAL DESCRIPTION

Job #062895
Owner: Russell M. Bland
Source: D.R. 424, P. 28

A part of Seminary Lot Number 186 and Seminary Lot Number 187, the same being in the Southeast quarter of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at an iron pipe found marking the northeast corner of Lot Number One, Embich's Subdivision as recorded in Plat Cabinet B, Envelope [illegible], Office of the Recorder; Thence on the west right-of-way of Ransom Lane North 03 degrees 47 minutes 53 seconds West (assumed bearing) 337.56 feet to south right-of-way of State Highway Number 45; Thence on said south right-of-way South 49 degrees 00 minutes 00 seconds West 188.50 feet; Thence leaving said south right-of-way South 00 degrees 36 minutes 53 seconds West 212.17 feet to the north line of said Lot Number One; Thence on said north line South 89 degrees 39 minutes 01 second East 162.35 feet to the point of beginning. Containing 0.98 acres, more or less.

Subject to all easements and rights-of-way.

This certification does not take into consideration additional facts an accurate and correct title search and/or examination might disclose.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed by me or under my direct supervision and control, and that all information is true and correct to the best of my knowledge and belief.

Certified this 29th day of June, 1995.

Douglas R. Curry

Douglas R. Curry (Indiana L.S. #890006)

DOUGLAS R. CURRY
No 890006

CURRY LAND SURVEYING

Douglas R. Curry
Registered Land Surveyor

621 N. College Ave. (812) 332-9037 Bloomington, IN 47404

Report of Survey
Job #062895

In accordance with Title 864, Chapter 12 of the IAC, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the final corner positions. These uncertainties can result from any of the following factors:

A. Availability and condition of reference monuments

The following monuments found on this survey were used to establish the subject property corners.

An iron pipe was found and used at the NE corner of Lot #1 of Embich's Subdivision.

An iron pipe was found and used at the NE corner of Lot #13.

An iron pipe was found and used on the west line of Embich's Subdivision near the SW corner of said subdivision.

The above mentioned iron pipes were used to establish the NW and SE corners of Embich's Subdivision.

The SE corner of Embich's and the iron pipe at the NE corner of Lot #1 establish the west right-of-way of Ransom Lane.

The stone, bolt, and rebar found in the area of Lots #4 and #5 exist too far west of the Ransom Lane right-of-way. Their relationship to the right-of-way is shown on the drawing. Their relationship in a north to south direction to the markers found and used on this survey has a relative relationship of +/- 1.3 feet.

B. Ambiguities in record descriptions or plat

The records used to establish the boundary are as follows:

D.R. 424, P. 28 (Bland)
D. R. 219, P. 409 (Jehovah's Witnesses)
D. R. 244, P. 500 (Jehovah's Witnesses)
Plat Cabinet B, Envelope 39 (Embich's Subdivision)
Deed Record N, P. 504 (Seminary Lots)
State Highway Plans as shown on the drawing.

The Seminary Lots Plat and the Embich's Subdivision Plat cause confusion as to what the distance between the north line of Lot #1 and the south line of Bland should be. Is this distance 40 feet as shown on Embich's Subdivision or is the distance 60 feet? The 60 feet is derived from adding the 40 feet on the subdivision plat and the 20 feet from the Seminary Lots Plat.

This survey has produced a legal description that goes between the south right-of-way of S.R. #45, the North line of Lot #1, the west right-of-way of Ransom Lane, and the deed dimensions of 188.50 feet and 162.35 feet as stated in Deed Record 424, Page 28. However, the ownership of the south 40 or 60 feet appears to not have clear title and legal work will be necessary to solve this problem.

C. Inconsistencies in lines of occupation

The NW corner of the asphalt parking lot on the Bland property protrudes over the west boundary line by +/- 2.0 feet.

The NE corner of the church parking lot protrudes over the boundary line by 0.5 feet.

A security light for the church exists 0.9 feet north of the boundary line.

The 8' by 6' shed shown on the drawing belongs to the church.

An overhead electric service main exists in the 40 foot right-of-way area.

A 30.2' by [illegible].4' metal building exists in the 40 foot right-of-way.

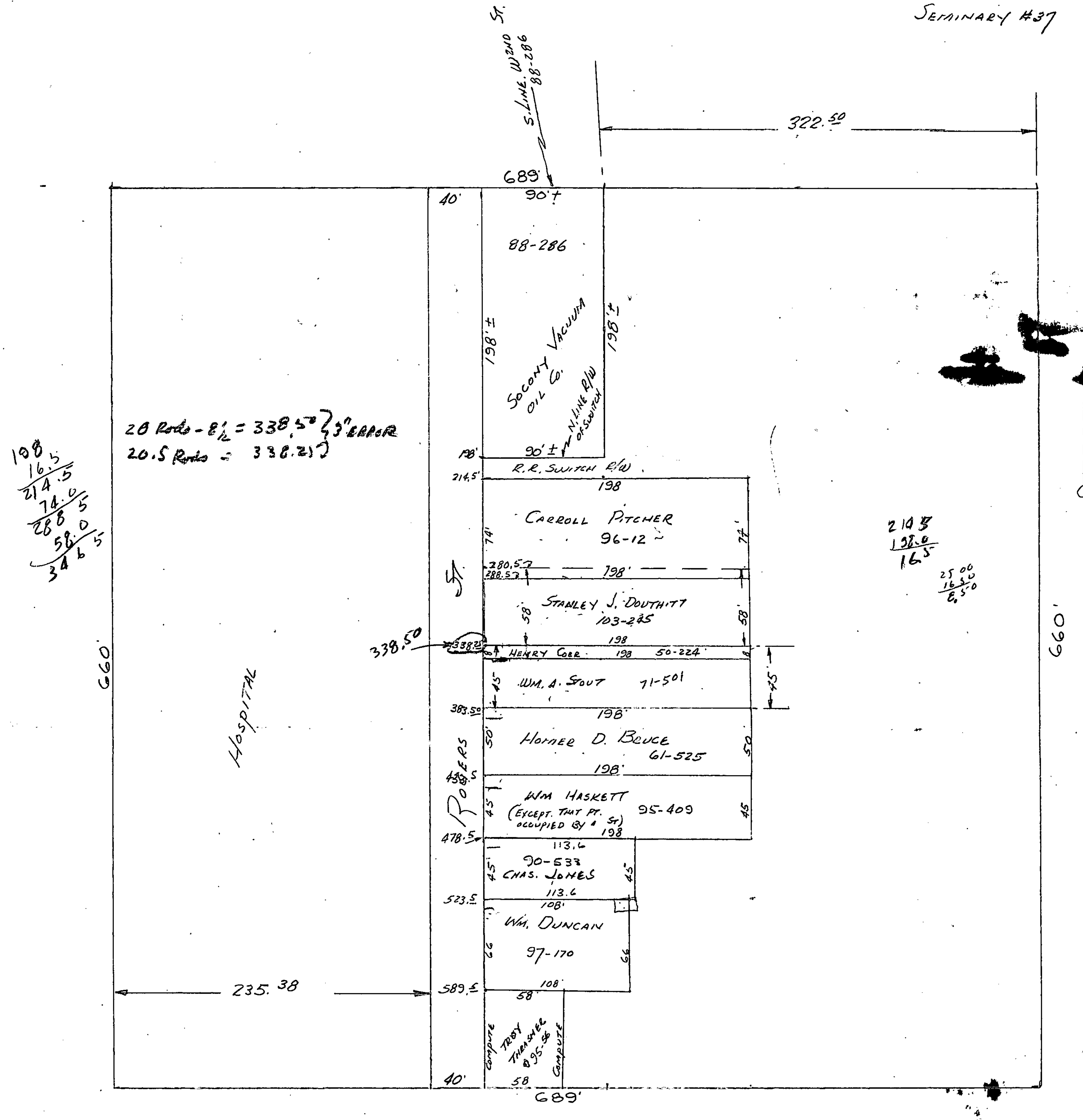
D. Theoretical Uncertainty

Due to the area covered and the random errors caused by survey instrument precision the theoretical uncertainty of all points in this survey is 0.5 feet. This meets the requirements of a Class "C" survey as defined in the survey standards.

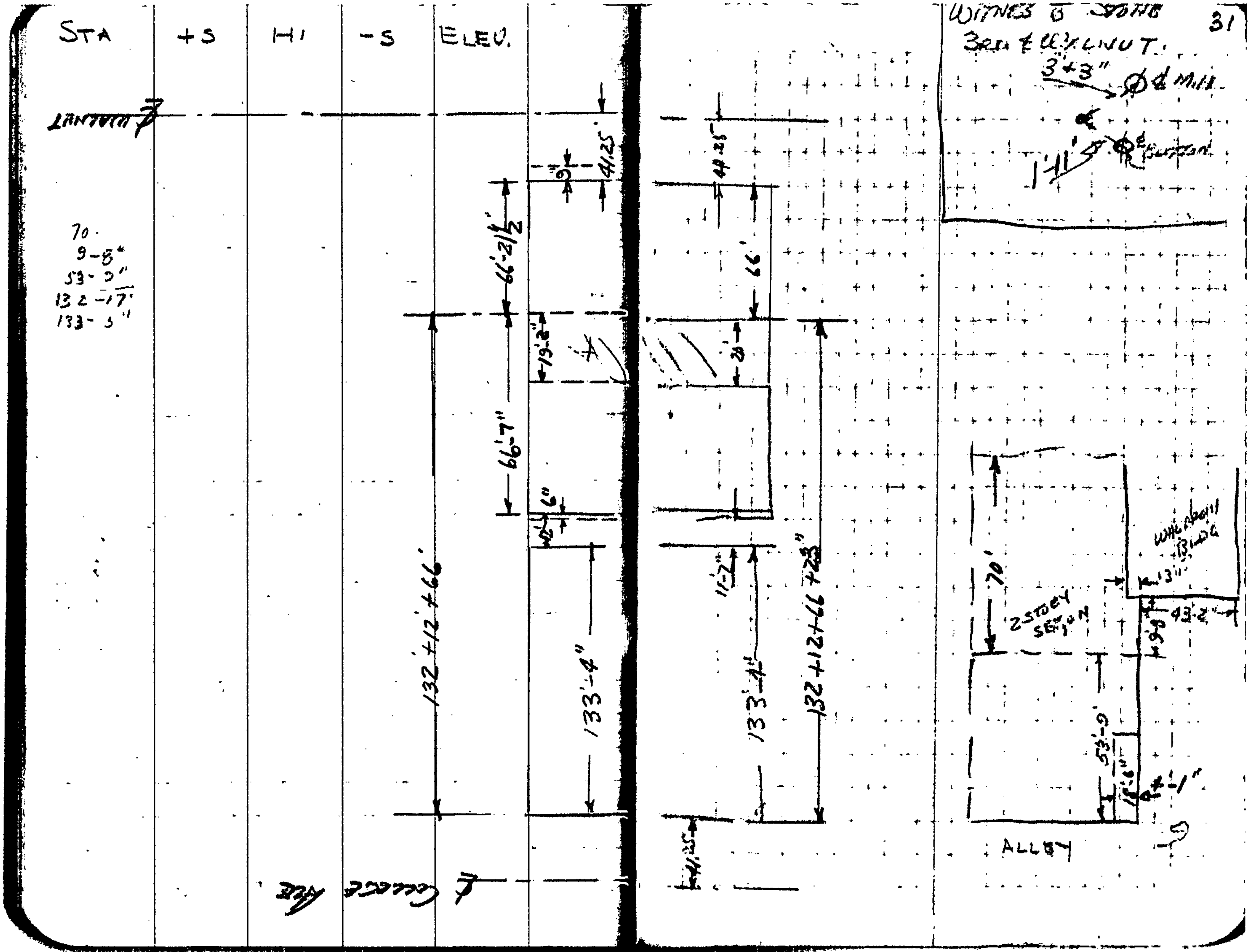
Douglas R. Curry June 30, 1995 Revised Oct. 18, 1995

Douglas R. Curry (Indiana L.S. #890006)

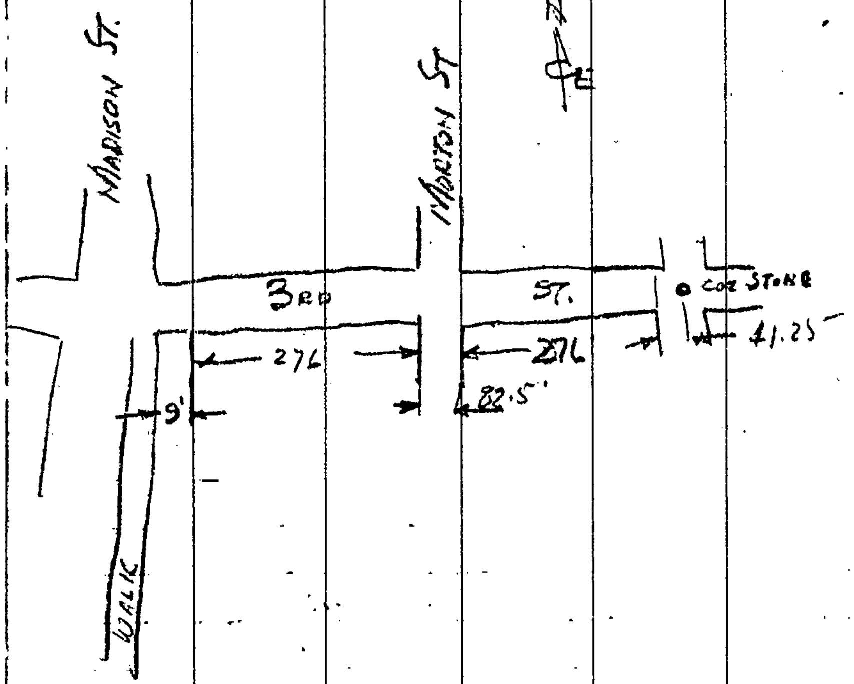
689 x 660 N+S
1" = 80 Ft.
Seminary #37

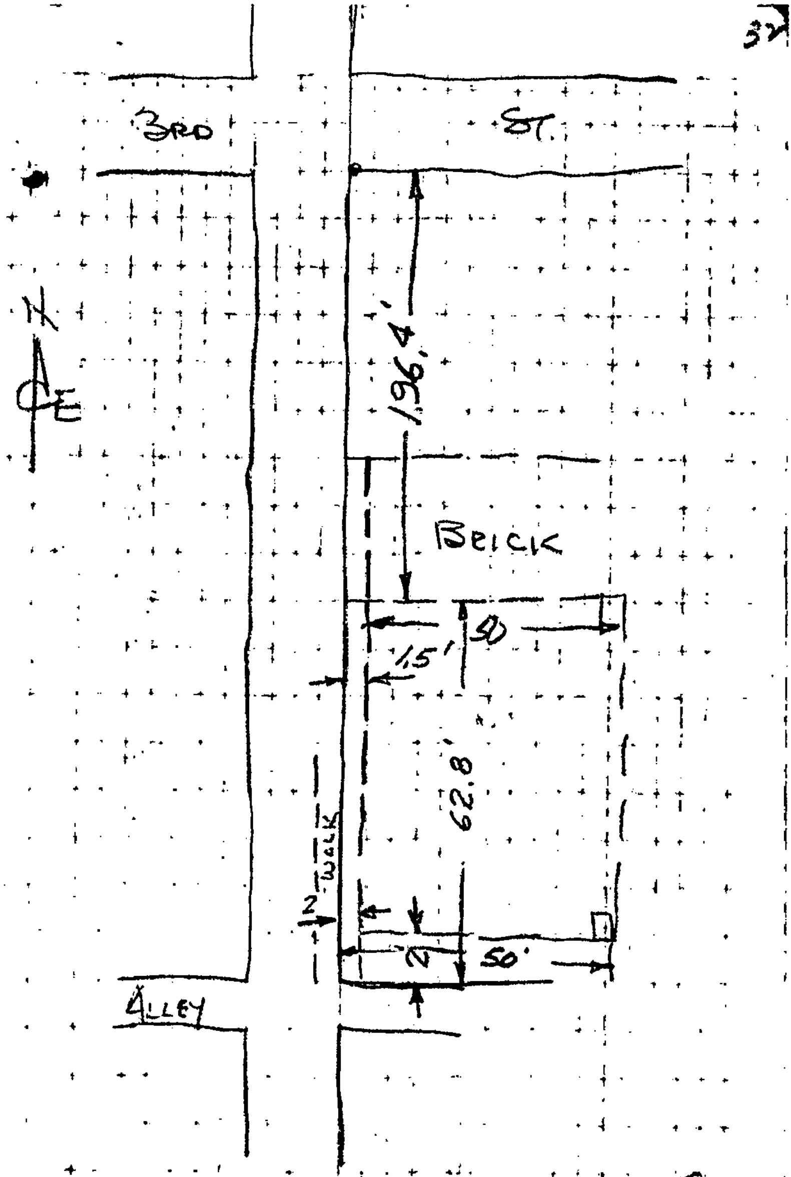

S. Line W 2nd St.
88-286
322.50
689'
90'±
40'
88-286
198'±
Socony Vacuum Oil Co.
N. Line R/W of Switch
198'±
198'
90'±
R.R. Switch R/W
214.5'
198
Carroll Pitcher
96-12
74'
74'
280.57
288.57
198'
St.
Stanley J. Douthitt
103-235
58
58'
198
338.50
338.21
8
Henry Cobb
198
50-224
8
Wm. A. Stout
71-501
45'
45'
383.50
198'
Homer D. Bruce
61-525
50'
50
198'
433.5
Rogers
Wm Haskett
(Except. That Pt. occupied by " St)
95-409
45'
45
198
478.5
113.6
90-533
Chas. Jones
45'
45'
113.6
523.5
108'
Wm. Duncan
97-170
66
66
108'
589.5
58
235.38
Hospital
Compute
Troy Thrasher
95-56
Compute
40'
58
689'
660
660'
28 Rods - 8½ = 338.50 } 3" Error
20.5 Rods = 338.21 }
198
16.5
214.5
74.0
288.5
58.0
346.5
214.5
198.0
16.5
25.00
16.50
8.50
E

Stapleton Field Book 14


STA
+S
HI
-S
ELEV.
LANTURN ℄
70
9-8"
53-9"
132-17'
133-5"
41.25'
9"
66'-2½"
19'-2"
66'-7"
6"
12"
132'+12'+66'
133'-4"
℄ College Ave
41.25'
66'
20'
11'-7"
133'-4"
132+12+66+23"
WITNESS Ø STONE
3RD ℄ WALNUT.
3'+3"
Ø ℄ MILL
1'-11"
Ø ℄ Surrson
70'
2 STORY SECTION
WHEALON BLDG
13"
43'-2"
9-8
53'-9
16'-6"
10'-1"
ALLEY

Hi-Speed Re-Cap Co


Madison St.
Morton St
3rd
St.
Walk
9'
276
276
82.5'
Cor Stone
41.25'
N
CL


3rd
St.
N
CL
196.4'
Brick
1.5'
50
62.8'
Walk
2
2
50'
Alley

BLOOMINGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

MARKHAM TRACT #1

A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence S0°20'E for a distance of 250.50 feet, thence West for a distance of 216.50 feet, thence N0°20'W for a distance of 250.50 feet to the South line of Dodds Street, thence East over and along the South line of Dodds Street for a distance of 216.50 feet to the place of beginning. Containing 1.25 acres, more or less.

MARKHAM TRACT #2

A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence S0°20'E for a distance of 250.50 feet to the real point of beginning, thence continuing S0°20'E for a distance of 263.90 feet, said point being 278.50 feet West of the West line of Walnut Street, thence West for a distance of 52.45 feet, thence S0°20'E for a distance of 132.10 feet to the North line of Allen Street, thence West over and along the North line of Allen Street for a distance of 197.05 feet, thence N0°20'W for a distance of 132.00 feet, thence East for a distance of 33.00 feet, thence N0°20'W for a distance of 198.00 feet, thence West for adistance of 16.50 feet, thence N0°20'W for a distance of 66.00 feet, thence East for a distance of 233.00 feet to the real point of beginning. Containing 1.93 acres, more or less.

Plat and description prepared from a survey
conducted under the supervision of:

Robert W. Brunnemer
Registered Land Surveyor
Indiana Registry #6312
February 3, 1977

NGTON ENGINEERING COMPANY
ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

MARKHAM TRACT #1

A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence S0°-20'E for a distance of 250.50 feet, thence West for a distance of 216.50 feet, thence N0°-20'W for a distance of 250.50 feet to the South line of Dodds Street, thence East over and along the South line of Dodds Street for a distance of 216.50 feet to the place of beginning. Containing 1.25 acres, more or less.

MARKHAM TRACT #2

A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence S0°-20'E for a distance of 250.50 feet to the real point of beginning, thence continuing S0°-20'E for a distance of 263.90 feet, said point being 278.50 feet West of the West line of Walnut Street, thence West for a distance of 52.45 feet, thence S0°-20'E for a distance of 132.10 feet to the North line of Allen Street, thence West over and along the North line of Allen Street for a distance of 197.05 feet, thence N0°-20'W for a distance of 132.00 feet, thence East for a distance of 33.00 feet, thence N0°-20'W for a distance of 198.00 feet, thence West for adistance of 16.50 feet, thence N0°-20'W for a distance of 66.00 feet, thence East for a distance of 233.00 feet to the real point of beginning. Containing 1.93 acres, more or less.

37

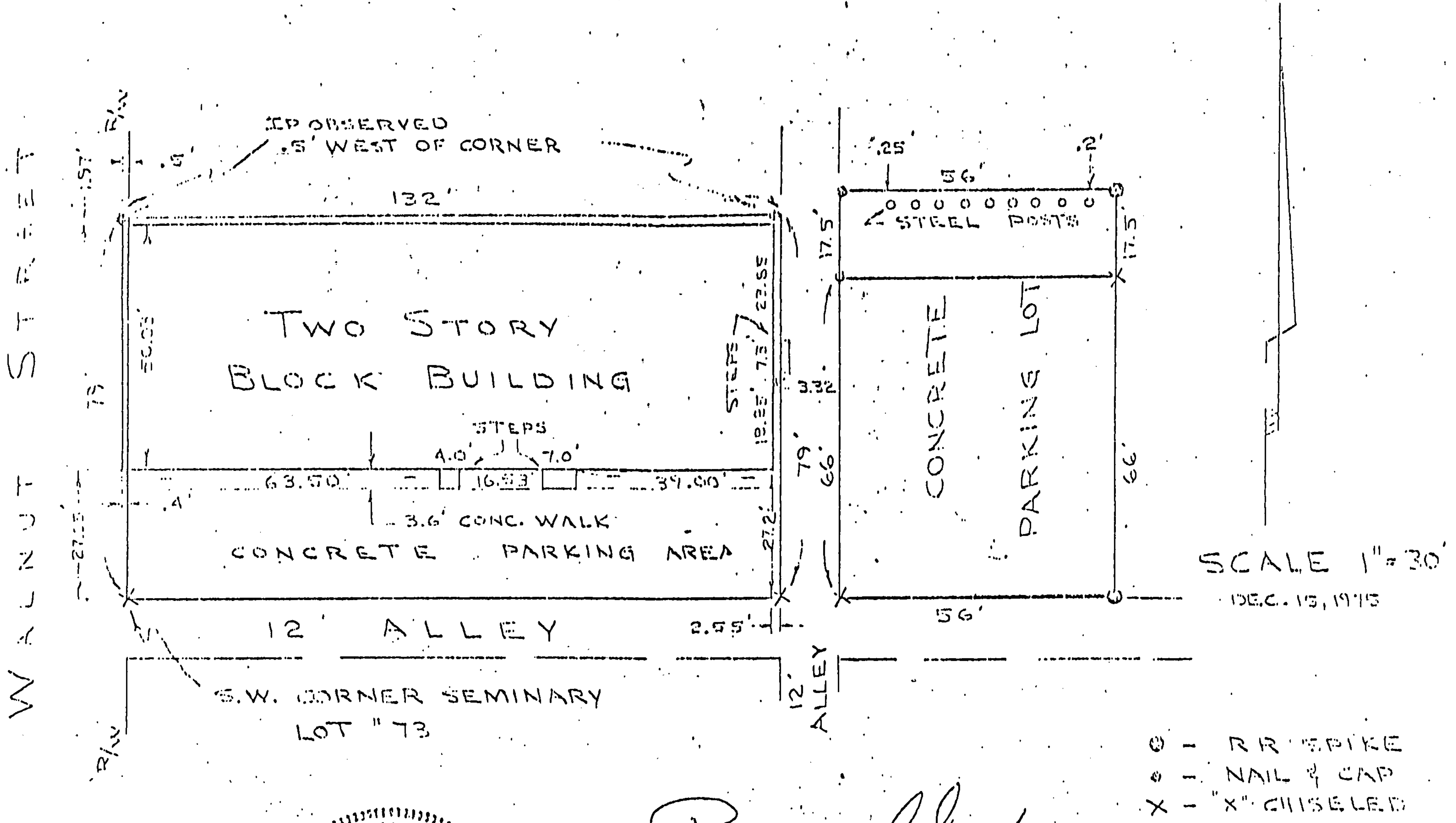
Plat and description prepared from a survey conducted under the supervision of:

Robert W. Brunnemer
Registered Land Surveyor
Indiana Registry #6812
February 8, 1977

ROBERT W. BRUNNEMER
6812

OWL SLEEP CENTER

349 S. WALNUT STREET


N
WALNUT STREET
R/W
R/W
.57'
.5'
IP OBSERVED .5' WEST OF CORNER
132'
79'
50.05'
TWO STORY BLOCK BUILDING
STEPS
4.0'
7.0'
63.50'
16.53
39.00'
.4'
27.15'
3.6' CONC. WALK
CONCRETE PARKING AREA
STEPS
19.85'
7.3'
23.55'
27.2'
3.32
79'
66'
12' ALLEY
2.55'
S.W. CORNER SEMINARY LOT "73
12' ALLEY
.25'
56'
.2'
STEEL POSTS
17.5'
17.5'
CONCRETE PARKING LOT
66'
56'
○ - RR SPIKE
• - NAIL & CAP
X - "X" CHISELED

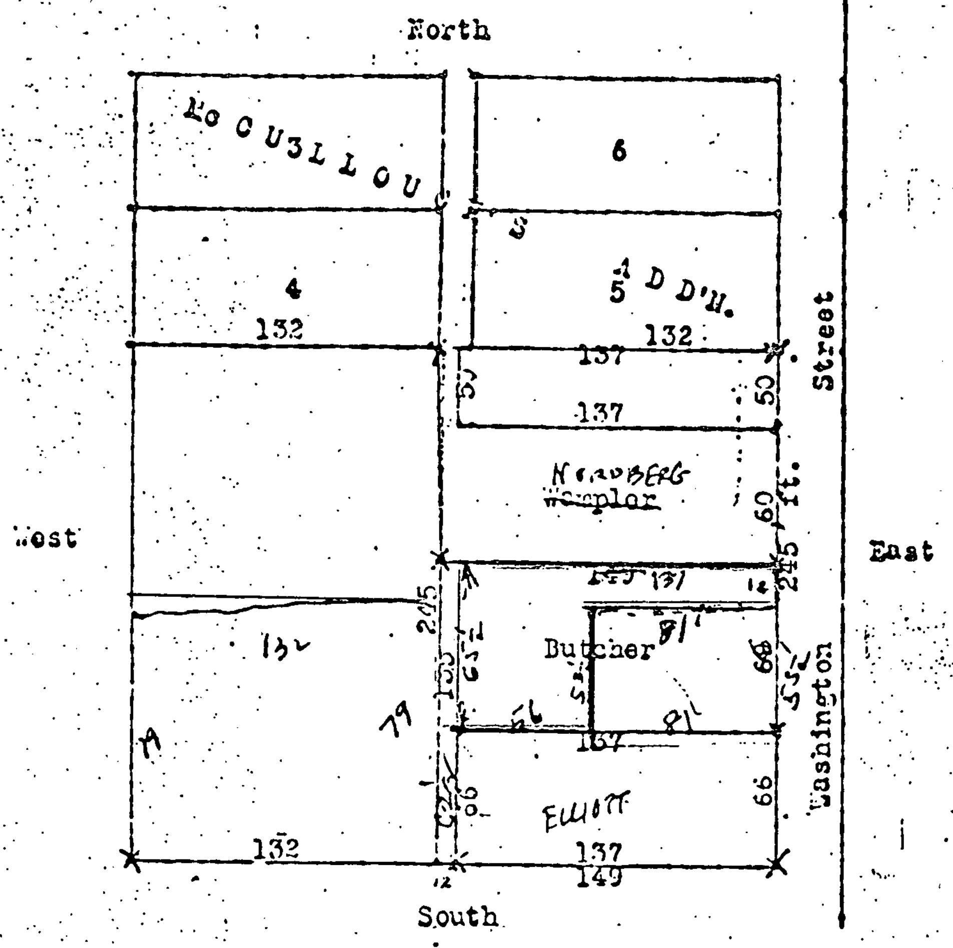
SCALE 1" = 30'

DEC. 15, 1975

No. 8409

Raymond Graham

RAYMOND GRAHAM
RPE 8409 IND.
3215 N. SMITH PIKE
BLOOMINGTON, IND.


North
McCullough's Add'n
6
4
5
132
137
132
50
137
50
Hershberg
~~Wampler~~
60 ft.
245
West
East
Washington Street
Butcher
81
55
66
56
167
132
245
79
A
66
Elliott
132
137
149
South

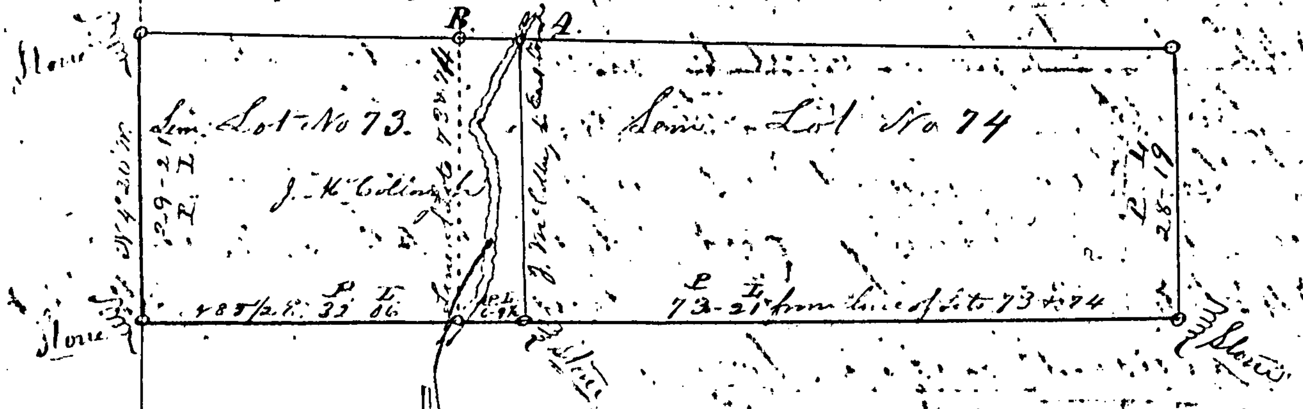
81
56
137

149
132
281

137
81
6

FILED
AUG 20 1979
John W. Davies
Auditor Monroe County, Indiana

Survey of Seminary Lot No 73 and part of Sem. Lot No 74 in the Town of Bloomington Monroe Co. Ind. Survey for Johnson McCollough, and Corners below lettered "A & B" established as per plat and field notes parties interested consenting to the same—


Stone
B
A
Sem. Lot No 73.
J. McCollough
N 4°20 W
12-9-21
Sem. Lot No 74
J. McCollough's East line
28-19
73-21 from line of Lots 73 & 74
Stone
Stone
Stone

At A

Lime Stone cor. established as follows: Corner being in the bed of of Branch, stone set 42 links S85½W of true locality for Corner, on line AB, being on the Northern boundary of Lot 73—

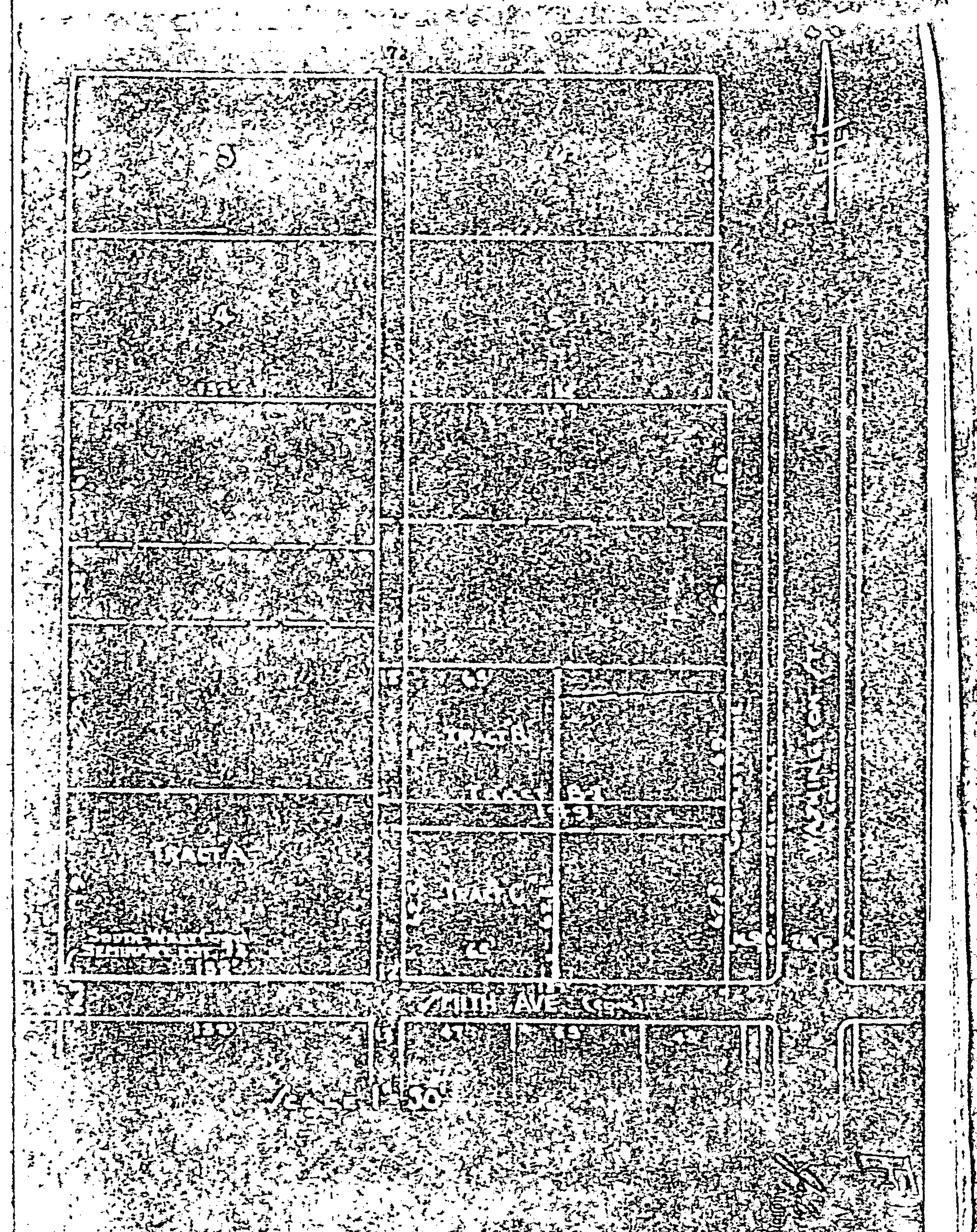
Said Corner is witnessed by four (4) brick buried S85½W from said stone 25 links dist.

The true point for cor. at A is also witnessed by four (4) brick buried S4°20E (on McCollough's East boundary line) 5 lks dist.

Surveyed April 13th 1868—

SEMINARY LOTS

Bloomington


TRACT A
TRACT B
TRACT C
AVE
SCALE 1"=50'

16

BOOK 4 PAGE 423

Bledsoe Tapp & Co., Inc.

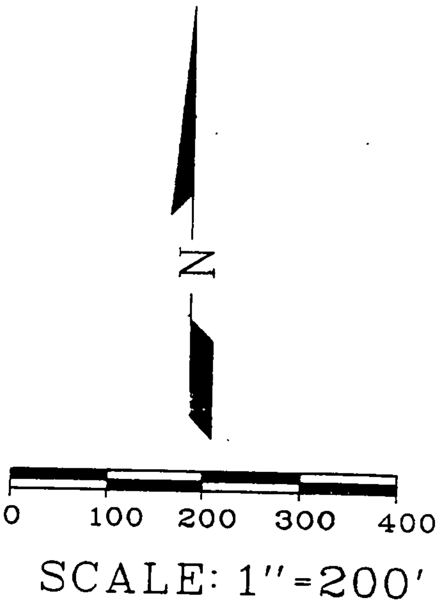
-Quality Land Surveying and Design Services-

BEN E. BLEDSOE ~~L.S.~~
PHILIP O. TAPP, L.S.
359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

801640

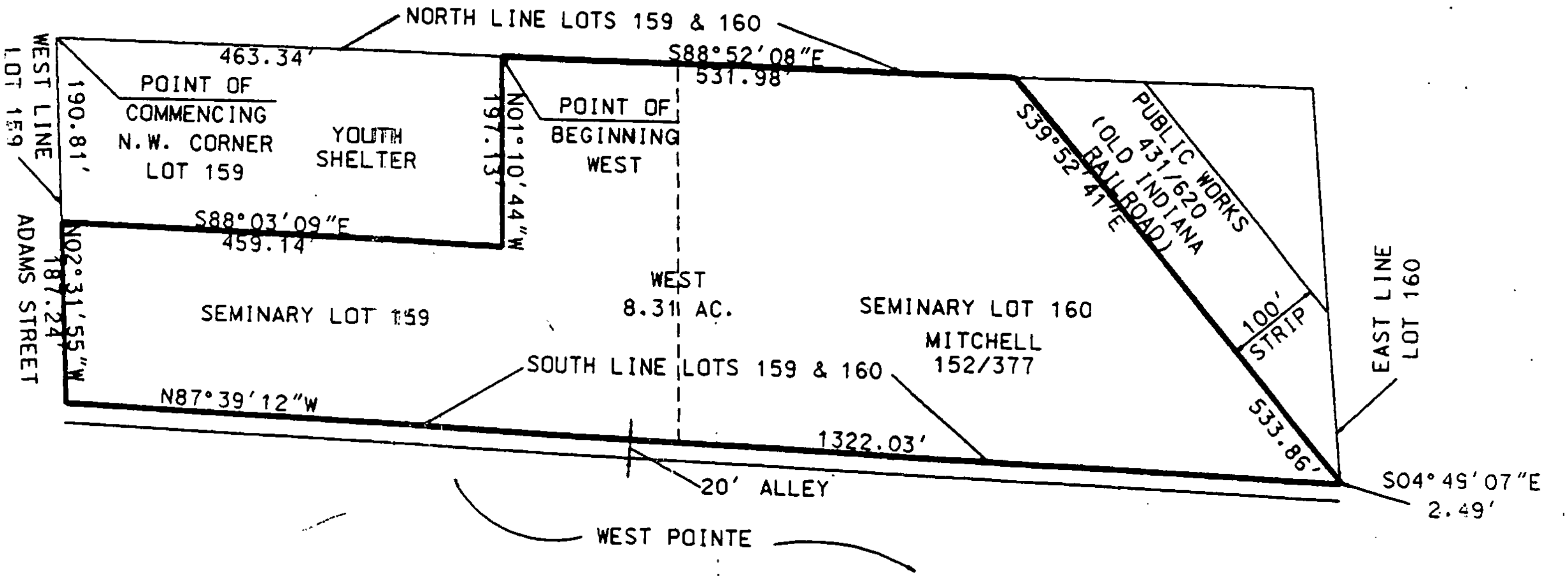
A PART OF SEMINARY LOTS 159 AND 160
CITY OF BLOOMINGTON
JOB #504

RECORDED
A.M. ___ P.M. 1:40
JAN 30 1998
RECORDER MONROE Co.


N
0
100
200
300
400

SCALE: 1"=200'

OWNERS: Monroe County Jail, Law Enforcement, & Governmental Space Building Corporation
Deed Record 427, Pages 277-279


NORTH LINE LOTS 159 & 160
WEST LINE LOT 159
190.81'
463.34'
POINT OF COMMENCING N.W. CORNER LOT 159
YOUTH SHELTER
N01°10'44"W
197.13'
S88°52'08"E
531.98'
POINT OF BEGINNING WEST
S39°52'41"E
PUBLIC WORKS 431/620 (OLD INDIANA RAILROAD)
S88°03'09"E
459.14'
N02°31'55"W
187.24'
ADAMS STREET
SEMINARY LOT 159
WEST
8.311 AC.
SEMINARY LOT 160
MITCHELL 152/377
100' STRIP
EAST LINE LOT 160
SOUTH LINE LOTS 159 & 160
N87°39'12"W
1322.03'
533.86'
S04°49'07"E
2.49'
20' ALLEY
WEST POINTE

SHEET 1 OF 4

Prepared by:
Bledsoe Tapp & Co., Inc.
359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277 FAX (812)336-0817

TOWNSHIP 8NORT

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP ~~L.S.~~
359 Landmark Avenue
Bloomington, IN 47404
(812)336-8277
(812)384-1114
FAX: (812)336-0817

DESCRIPTION
Job #0504

A part of Seminary Lots 159 & 160 as recorded in Plat Cabinet "C", Envelope 93, in the Office of the Recorder of Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 159; thence SOUTH 88 degrees 52 minutes 08 seconds EAST with the North line of said Lot 159, 463.34 feet to the point of beginning; thence SOUTH 88 degrees 52 minutes 08 seconds EAST with the North line of Lots 159 and 160, 531.98 feet to the Southwest line of a 100 foot strip conveyed by the Indiana Railroad Company to the City of Bloomington Board of Public Works, as recorded in Deed Record 431, page 620-623, in the Office of the Recorder of Monroe County, Indiana; thence SOUTH 39 degrees 52 minutes 41 seconds EAST with the Southwest line of said 100 foot strip, 533.86 feet to the East line of Lot 160; thence SOUTH 04 degrees 49 minutes 07 seconds EAST with the East line of Lot 160, 2.49 feet to the Southeast corner of Lot 160; thence NORTH 87 degrees 39 minutes 12 seconds WEST with the South line of Lots 160 and 159, 1322.03 feet to the Southwest corner of Lot 159; thence NORTH 02 degrees 31 minutes 55 seconds WEST (basis of bearings) with the West line of Lot 159, 187.24 feet; thence leaving said West line and through Lot 159 the following two (2) courses:

1. SOUTH 88 degrees 03 minutes 09 seconds EAST, 459.14 feet;
2. NORTH 01 degree 10 minutes 44 seconds WEST, 197.13 feet to the point of beginning, containing 8.31 acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11th day of January, 1996.

Ben E Bledsoe
Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana

BEN E. BLEDSOE
No. S0559

REPORT OF SURVEY
Job #0504

BOOK 4 PAGE 425

In accordance with **Title 864, Article 1.1, Chapter 13, Section 1 through 34** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement *(Theoretical Uncertainty)*;

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IAC 864.

This survey was performed at the request of The Odle McGuire & Shook Corporation. The subject property at the time of the survey is in two (2) parcels, both held by Monroe County Jail, Law Enforcement and Governmental Space Corporation in Warranty Deeds (Deed Record 427, page 277 and Deed Record 427, page 279).

Warranty Deed (Deed Record 427, page 279) was found to have a 2.95 foot misclosure.

Warranty Deed (Deed Record 427, page 277) was found to have a 1.00 foot misclosure.

Corners Found:

1. Two (2) 1" iron pipes were found monumenting the 38.35 foot call in the Deed Record 427, page 279 description.

2. Rebars were found on the West Pointe Phase III Subdivision.

3. Rebars were found on the West line of Waynes' Place Subdivision monumenting the West line of Seminary Lot 151.

4. Rebar were found along the North line of Warranty Deed (Deed Record 427, page 277).

Establishment of Lines and Corners:

The monuments found on Wayne's Place Subdivision were held to establish the Southwest corner of Seminary Lot 151.

The monuments on West Pointe Phase III were used to re-establish the Southwest corner of Seminary Lot 163.

The 1" iron pipes per Warranty Deed (Deed Record 427, page 279) were used to re-

Sheet 3 of 4

establish the Northwest corner of Seminary Lot 159.

The West line of Seminary Lot 159 was held between the Northwest corner as mentioned above and the Southwest corner of Seminary Lot 163. The 2.95 misclosure on Warranty Deed (Deed Record 427, page 279) was corrected to this line.

The West line of Seminary Lot 154 was held between the Northwest corner of Seminary Lot 159 and the Southwest corner of Seminary Lot 151 (Waynes' Place).

The North line of Seminary Lot 159 (South line of Seminary Lot 154) was held from monumentation on Warranty Deed (Deed Record 427, page 279). This line checked within 1.0 foot North-South of a disturbed 1" pipe monumenting the Southwest corner of Warranty Deed (Deed Record 200, page 102). This line checked within 1.5 feet East-West of the established Northwest corner of Seminary Lot 159.

The North line of Deed Record 427, page 277 was established 115 feet North of the North line of Seminary Lot 159.

The East line of Deed Record 427, page 277 was set at record holding the 172.33 foot call versus the 173.33 foot call.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 1.0 foot North-South and 1.5 foot East-West on Seminary Lot 159 and from 1.44 South to 4.13 feet North on the North line of Deed Record 427, page 277 and from 1.0 foot to 4.0 feet East-West along the North line of Deed Record 427, page 277.

Due to *discrepancies* in the record description; 1.0 foot on Deed Record 427, page 277 and 2.95 feet on Deed Record 427, page 279.

Due to *inconsistencies* on lines of occupation; fences and walls along the North line of Deed Record 427, page 277 as shown.

202491

RECORDED
A.M. ____ P.M. 2:07
FEB 20 1992
RECORDER MONROE CO., IN

BK 2 pg 78

Seminary Lot 15
Land Title Survey
Job No. 1859

SURVEYOR'S REPORT FOR PART OF SEMINARY LOT 15 JOB NUMBER 1859

1). In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a). Variances in the reference monuments.
b). Discrepancies in the record descriptions and plats;
c). Inconsistencies in lines of occupation and,
d). Random Errors in Measurement Theoretical Uncertainty:

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is written specifications for a Class B survey (0.25) feet as defined in I.A.C. 864.

Assumed basis of bearings between traverse control points.

This survey was performed at the request of Rick Harrison (Cotner, Andrews, Mann & Chapman, Attorneys At Law).

The subject property is currently recorded in Deed Record 285, page 356, as found in the office of the Recorder of Monroe County, Indiana.

This parcel is a part of the plat of Seminary Square & Lots as recorded in Plat Book "A", page 55 in the office of the Recorder of Monroe County, Indiana.

Deed and Plat Analysis:

The deeds which are of record for Seminary Lot 15 total a distance of 278.00 feet East-West. The platted dimension East-West is 275.00 feet showing a discrepancy of 2.12 feet. The deed distance North-South for the lots is 163.50 feet. The platted dimension is 157.74 feet showing a discrepancy of 5.76 feet.

Based on measured distance between monuments found and physical evidence of the streets and alleys, the following decisions were made regarding this survey. The back of curbs for 2nd Street, Madison Street, Howe Street and R.R. Street were located. Iron pins were found at the approximate location of the northeast, southeast and southwest corner of the Chandler deed (Deed Record 184, page 41 of said Monroe County). An iron pin was also found on the east side of Madison Street along the west line of Lot 18 of Howes Addition (as found in Plat Book 1, page 13, in the office of the Recorder, Monroe County, Indiana). The centerline of 2nd Street, Howe Street and Madison Street were established and checks to the iron pins were as follows from the centerline of Madison Street:

To the southwest corner of the Chandler deed, 27.02 feet measured; 33 feet of record.

To the southeast corner of the Chandler deed, 76.88 feet measured; 77.00 feet of record.

To the northeast corner of the Chandler deed, 75.99 feet measured; 77.00 feet of record.

To a point on the west line of Lot 18 in Howes Addition, 27.18 measured; 33.00 feet of record.

From the centerline of 2nd Street:

To the southwest corner of the Chandler deed, 132.14 measured; 135.85 feet of record.

To the southeast corner of the Chandler deed, 135.25 feet measured; 135.85 feet of record.

To the northeast corner of the Chandler deed, 193.14 feet measured; 196.50 feet of record...

From the centerline of the alley between Seminary Lot 15 and Howes Addition:

To the southeast corner of the Chandler deed, 88.81 feet measured; 88.90 feet of record.

To the centerline of 2nd Street, 201.41 feet measured: 204.75 feet of record.

To the centerline of Howe Street, 165.51 feet measured; 167.15 feet of record.

To the northeast corner of the Chandler deed, 8.71 feet measured; 8.25 feet of record.

To the southwest corner of the Chandler deed, 89.27 feet measured; 88.90 feet of record.

From the above measurements, the subject deed was re-established by setting the property line parallel to 2nd Street and prorating North-South from the alley to 2nd Street.

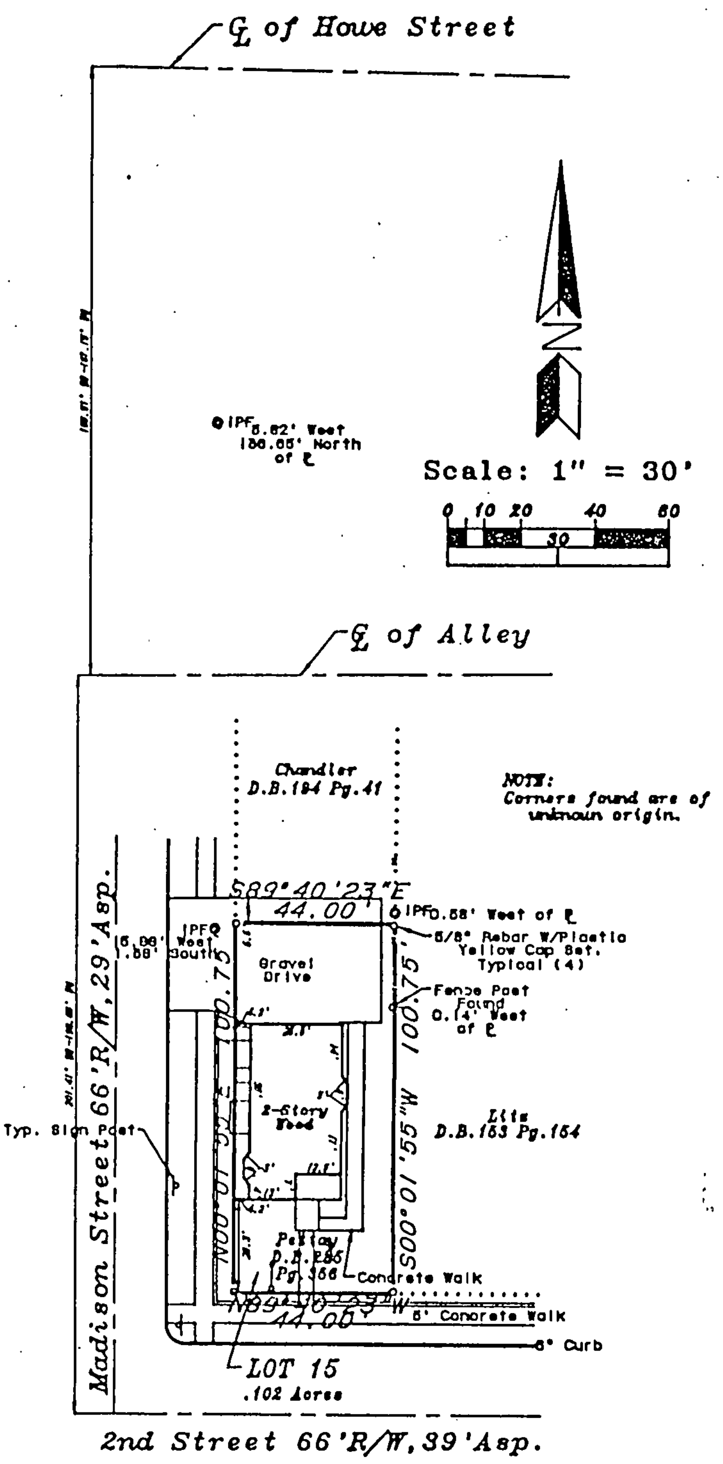
The East and West property lines were set at 33.00 feet and 77.00 feet respectively east from the centerline of Madison Street.

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

Due to variances in reference monuments: up to 6.00 feet East-West and 3.00 feet North-South.

Due to discrepancies in the record descriptions: no discrepancies in subject tract and adjoiners, but as noted above on plat versus deed.

Due to inconsistencies in lines of occupation; fence as shown on survey.



DESCRIPTION FOR PART OF SEMINARY LOT 15 JOB NUMBER 1859

A part of Seminary Lot 15 in the City of Bloomington, Monroe County, Indiana, being a part of Section 5, Township 8 North, Range 1 West, more particularly described as follows:
BEGINNING at the southwest corner of said Seminary Lot 15 said point being marked by a 5/8 inch rebar; thence NORTH 00 degrees 01 minutes 55 seconds EAST along the west line of said Seminary Lot 15 a distance of 100.75 feet to a 5/8 inch rebar; thence SOUTH 88 degrees 40 minutes 23 seconds EAST 44.00 feet to a 5/8 inch rebar; thence SOUTH 00 degrees 01 minutes 55 seconds WEST 100.75 feet to the south line of Seminary Lot 15 and to a 5/8 inch rebar; thence NORTH 88 degrees 40 minutes 23 seconds WEST along said south line 44.00 feet to the point of beginning, containing 0.102 acres, more or less.

Standards observed and used on this project conform to Minimum Standard Detail Requirements for Indiana Land Title Surveys as adopted January 16, 1970 by Indiana Society of Professional Land Surveyors and as endorsed October 27, 1970.

Easements noted are as shown by Minnesota Title Insurance, Commitment Number T1288, dated November 18, 1991.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 27 day of January, 1992.

Ben Bledsoe
Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana

Field work was performed November 25, 1991 and December 17, 1991.

BEN E. BLEDSOE
REGISTERED
No. S0559
STATE OF INDIANA
LAND SURVEYOR

JOB NO. JOB NUMBER 1859
DATE FEBRUARY 12, 1992
FOR LEE PETTAY & SUZANNE PETTAY
DEED RECORD 285, PAGE 356
OWNER OF RECORD

Prepared By:
Smith Quillman Associates, Inc.
CONSULTING ENGINEERS

4825 Morningside Drive
Post Office Box 165
Bloomington, Indiana 47402
Telephone 812 336-6536
FAX 812 336-0513

7301 E. 86th Street
Suite 103
Indianapolis, Indiana 46256
Telephone 317 841-8102
FAX 317 841-8120

1151

Book 1 Page 129

911421

RECORDED
A.M. ____ P.M. 3:53
OCT 02 1989
RECORDER MONROE CO., IN

STATE OF INDIANA)
)SS:
COUNTY OF MONROE)

AFFIDAVIT

RAYMOND GRAHAM, being duly sworn upon his oath, states:

1. He is a Registered and Professional Engineer and Land Surveyor in the State of Indiana, R.P.E. 8409 and L.S. 9978.

2. At the request of Edward L. Rader and Dorothy L. Rader, he surveyed part of Seminary Lots 166 and 167 in Monroe County, Indiana. A copy of said survey is attached hereto and made a part hereof and is marked as Exhibit "A" (Rader property).

3. Prior to surveying the "Rader property", he had also surveyed the property immediately west belonging to William B. Milne and Frances W. Milne, which property (Milne property) is the first exception to the historical description of the "Rader property". A copy of the Milne Deed is attached hereto and made a part hereof and is marked as Exhibit "B".

4. The "Milne property" has 417.21 feet of frontage on Allen Street and the description begins from the northwest corner of Seminary Lot 166. The east line of the "Milne property" is evidenced by an old fence and a fence recently built by the Milnes.

5. Roy V. Franklin and Dixie Franklin are the owners of part of Seminary Lot 166 (Franklin property). A copy of the Franklin Deed is attached hereto and made a part hereof and is marked as Exhibit "C". The "Franklin property" is the third exception to the historical description of the "Rader property".

6. The "Franklin property" has 95.03 feet of frontage on Allen Street beginning from the northeast corner of Seminary Lot 166.

7. The historical description of the "Rader property" is Seminary Lot 166 and 167, less the exceptions. The "Rader property", after deleting the exceptions (Milne and Franklin), has 202.50 feet of frontage on Allen Street by survey. There are no encroachments or evidence of disputes as to the boundaries of any of the tracts, Rader, Milne or Franklin.

8. The Seminary Lots east of Walker Street had the same east/west dimension on the north and south lines of each lot, and said lots were essentially true north/south. Seminary Lots 56 through 60, immediately

east of Walker Street, did not have the same east/west dimensions, i.e. the south east/west dimension of Seminary Lot 56 is 563.5 feet and the north east/west dimension of Seminary Lot 59 is 708.5 feet. This, in part, explains the declension from north on Seminary Lots 166 and 167.

9. The historical descriptions of the "Rader property" by reference to the platting of Seminary Lots 166 and 167, would indicate that the "Rader property" has 130.262 of frontage on Allen Street, and 2.82 acres of area. The survey description indicates that the "Rader property" has 202.50 feet of frontage on Allen Street, and 4.73 acres, more or less, of area without encroachment. The only explanation known to this Affiant is that Seminary Lots 166 and 167 are approximately 72 feet wider (east/west dimension) than shown on the original platting.

FURTHER AFFIANT SAYETH NOT.

Raymond Graham
RAYMOND GRAHAM

Subscribed and sworn to before me this 26th day of September, 1989.

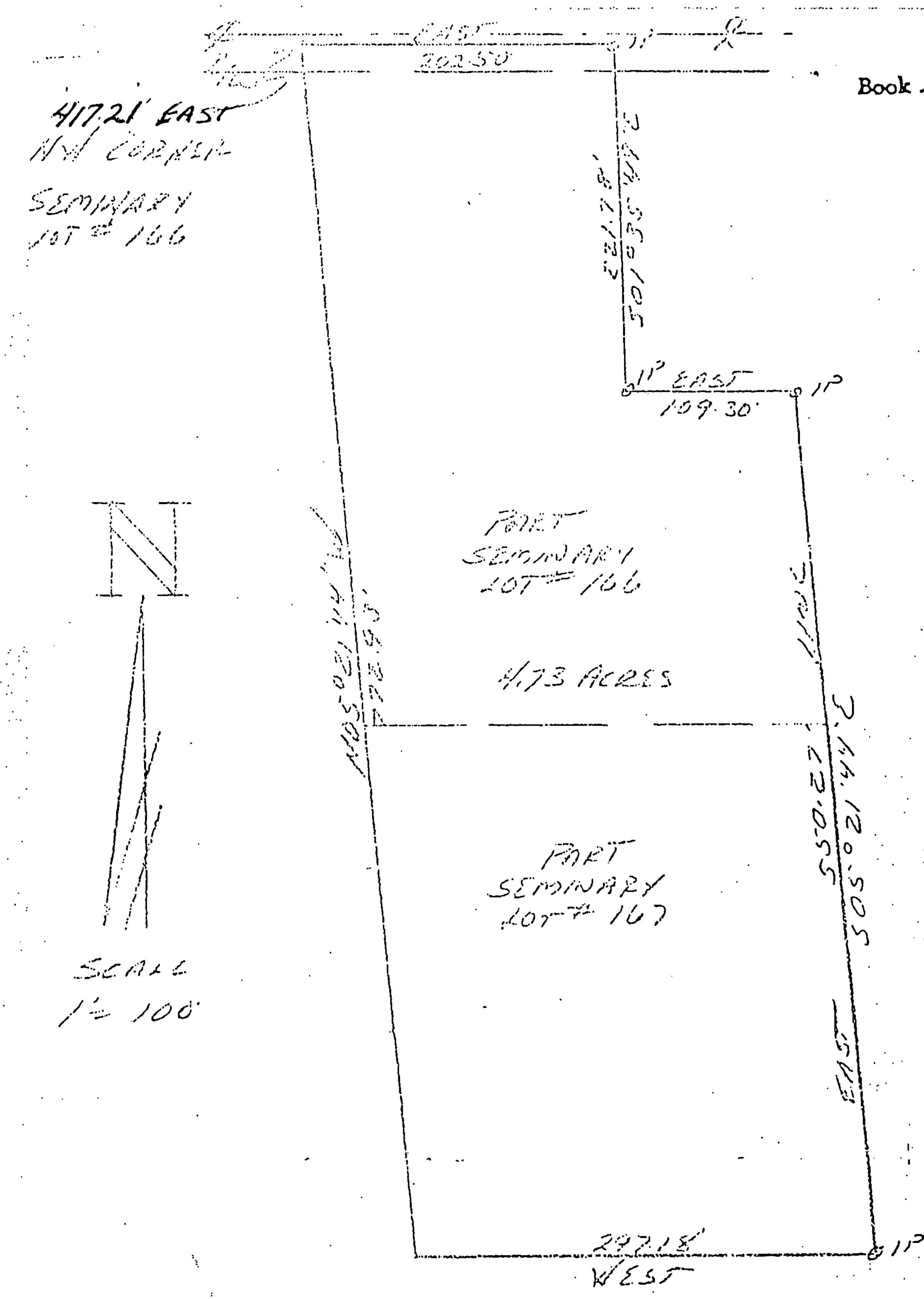
Julie A. Morron
Signature

MY COMMISSION EXPIRES:
6/5/91

Julie A. Morron
Printed Name
Residing in Monroe County, Indiana

This instrument prepared by: Frank A. Barnhart, Attorney-at-Law
Bloomington, IN 47401

Book 1 Page 131


EAST
202.50'
417.21' EAST
NW CORNER
SEMINARY
LOT # 166
S01°33'49"E
221.78'
IP EAST
109.30'
IP
N
SCALE
1" = 100'
PART
SEMINARY
LOT # 166
4.73 ACRES
N05°21'44"W
772.93'
LINE
550.27'
S05°21'44"E
EAST
PART
SEMINARY
LOT # 167
297.18'
WEST
IP

DESCRIPTION:

A part of Seminary Lots No. 166 & 167 in a part of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 417.21 feet East of the Northwest corner of Seminary Lot No. 166 and on the North line of said Seminary Lot and in Allen Street, thence running on said North line East for 202.50 feet, thence leaving said line and running South 01 degrees 33 minutes 49 seconds East for 221.78 feet, thence East for 109.30 feet and to the East line of said Seminary Lot 166, thence running with said East line of Seminary Lots 166 and 167 South 05 degrees 21 minutes 44 seconds East for 550.27 feet, thence leaving said East line and running West for 297.18 feet and to a point 417.21 feet East of the West line of said Seminary Lots, thence running North 05 degrees 21 minutes 44 seconds West for 772.93 feet and to the point of beginning. Containing in all 4.73 acres, more or less. Subject to a 25.00 foot easement from the centerline of said Allen Street for Highway right-of-way.

Raymond Graham

Raymond Graham
R P E. 8409 L S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
July 28, 1988

RAYMOND GRAHAM
No. 8409

Exh A

73R1 Pg 132

BOOK 120 PAGE 447

Warranty Deed

This Indenture Witnesseth, That GEORGE E. VANDERBURG and JOSEPHINE Vanderburg, Husband and Wife

of Monroe County, in the State of Indiana, Convey and Warrant to WILLIAM B. MILNE and FRANCES W. MILNE, Husband and Wife

of Monroe County, in the State of Indiana, for and in consideration of One Dollar($1.00) and other valuable consideration

the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County, in the State of Indiana, to-wit:

Part of Seminary Lots 166 and 167 in Monroe County, Indiana, bounded and described as follows, to wit: Beginning at the Northwest corner of Seminary lot 166, running thence East 417.208 feet; thence South to the South line of said lot 167, thence West 417.208 feet, more or less, to the Southwest corner of said Seminary lot 167, thence North to the point of beginning.
EXCEPTING therefrom one(1) acre square in form out of the Northwest corner of said Seminary lot 166, and also EXCEPTING therefrom a strip of land five(5) poles and eighteen(18) links of even width off the South end of said Seminary lot 167.

SUBJECT to the unpaid balance of principal and interest due on a certain real estate mortgage in the principal amount of $7500.00, executed by the Grantors herein to Workingmens Federal Savings and Loan Association, dated June 7, 1955, and recorded at page 79 in Mortgage Record A-94 in the office of the Recorder of Monroe County, Indiana, which unpaid balance the Grantees herein, and each of them, agree to assume and pay according to the tenor of the note and mortgage.

Subject to the second installment of taxes for the year 1955, due and payable in November, 1956, and all subsequent taxes.

In Witness Whereof, the said George E. Vanderburg and Josephine Vanderburg, husband and wife

have hereunto set their hands and seals this 16th day of June 1956

George E. Vanderburg (Seal) Josephine Vanderburg (Seal)
George E. Vanderburg Josephine Vanderburg

(Seal) (Seal)

STATE OF INDIANA, COUNTY OF MONROE, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of June, A. D., 1956, personally appeared the within named George E. Vanderburg and Josephine Vanderburg, husband and wife Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires January 4, 1958 Sylvan W. Tackitt Notary Public
Sylvan W. Tackitt.

(over)

Received for record this 18 day of June, 1956, at 9:30 o'clock, A M.
Marion J. Kerr, Recorder

Book 1 Page 133

20803 A 237 429 NOV 1975 John W. Davis Auditor County,

Warranty Deed

THIS INDENTURE WITNESSETH, That DOROTHY RADER and EDWARD L. RADER, her husband

of Monroe County, in the State of Indiana

CONVEY AND WARRANT TO ROY V. FRANKLIN and DIXIE J. FRANKLIN, husband and wife

of Monroe County, in the State of Indiana, for and in consideration of One Dollar ($1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number One Hundred Sixty-six (166) in the Southwest quarter of Section Five (5), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Northeast corner of said Seminary Lot #166, said corner being the Northwest corner of a tract of land described as an exception in a deed from William J. and Patricia Nasser and Edward and Rea Krulowitch to the First Merchants National Bank of Michigan City, recorded January 20, 1964 in Deed Record 156, page 106, in the Office of the Recorder of Monroe County, Indiana; thence from said point of beginning and with the East line of Seminary Lot #166 and the West line of the above mentioned exception and running South Five (05) degrees Twenty-eight (28) minutes East for Two Hundred Twenty-two and Sixty-eight Hundredths (222.68) feet; thence leaving the East line of Seminary Lot #166 and running West for One Hundred Nine and Thirty Hundredths (109.30) feet; thence North One (01) degree Forty-seven (47) minutes Thirty (30) seconds West for Two Hundred Twenty-one and Seventy-eight Hundredths (221.78) feet and to the North line of said Seminary Lot #166; thence running East for Ninety-five and Three Hundredths (95.03) feet and to the place of beginning. Containing Fifty-two Hundredths (0.52) of an acre, more or less.

Subject to the taxes for the year 1975, due and payable in the year 1976 and all taxes subsequent thereto.

Grantor, herein, Dorothy Rader, represents that she is one and the same person as Dorothy Stansifer, who, with her husband, Dale Eugene Stansifer, were Grantees in a deed executed by John M. Nice, an unmarried adult, dated August 1, 1953, and recorded in Deed Record 114, page 32, in the Office of the Recorder of Monroe County, Indiana; said Dale Eugene Stansifer and Dorothy Stansifer were living together as husband and wife until the date of his death in 1962.

In Witness Whereof, The said DOROTHY RADER and EDWARD L. RADER, her husband

Have hereunto set their hand s and seal s, this 6th day of October 19 75

Dorothy Rader (Seal) Edward L. Rader (Seal)
Dorothy Rader Edward L. Rader

.... (Seal) .... (Seal)

.... (Seal) .... (Seal)

STATE OF INDIANA, Monroe COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this .... day of October A. D. 19 75 personally appeared the within named Dorothy Rader and Edward L. Rader, her husband

.... Grantor S in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

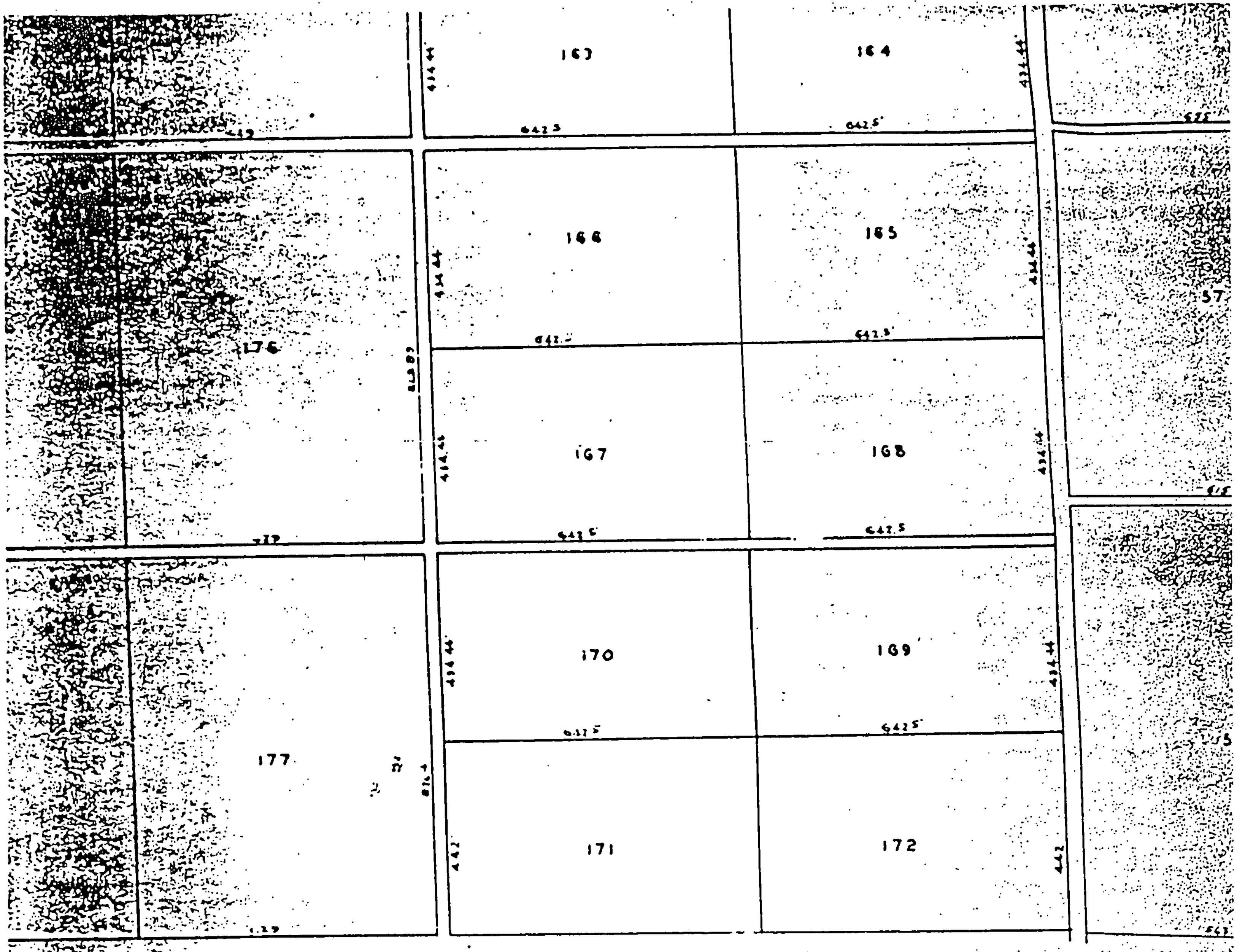
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 2/9/78 .... Notary Public.
Sandra Y. Phillips

RECORDED 2:50 P.M. OCT 9 1975 RECORDER OF MONROE CO., IND.

(This Instrument prepared by Leroy Baker, Atty, Bloomington, Ind.)

Exh C


163
164
166
165
176
167
168
170
169
177
171
172
434.44
642.5
868.89
816.4
442

Book 1 Page 134

Page 1 of 3

402772

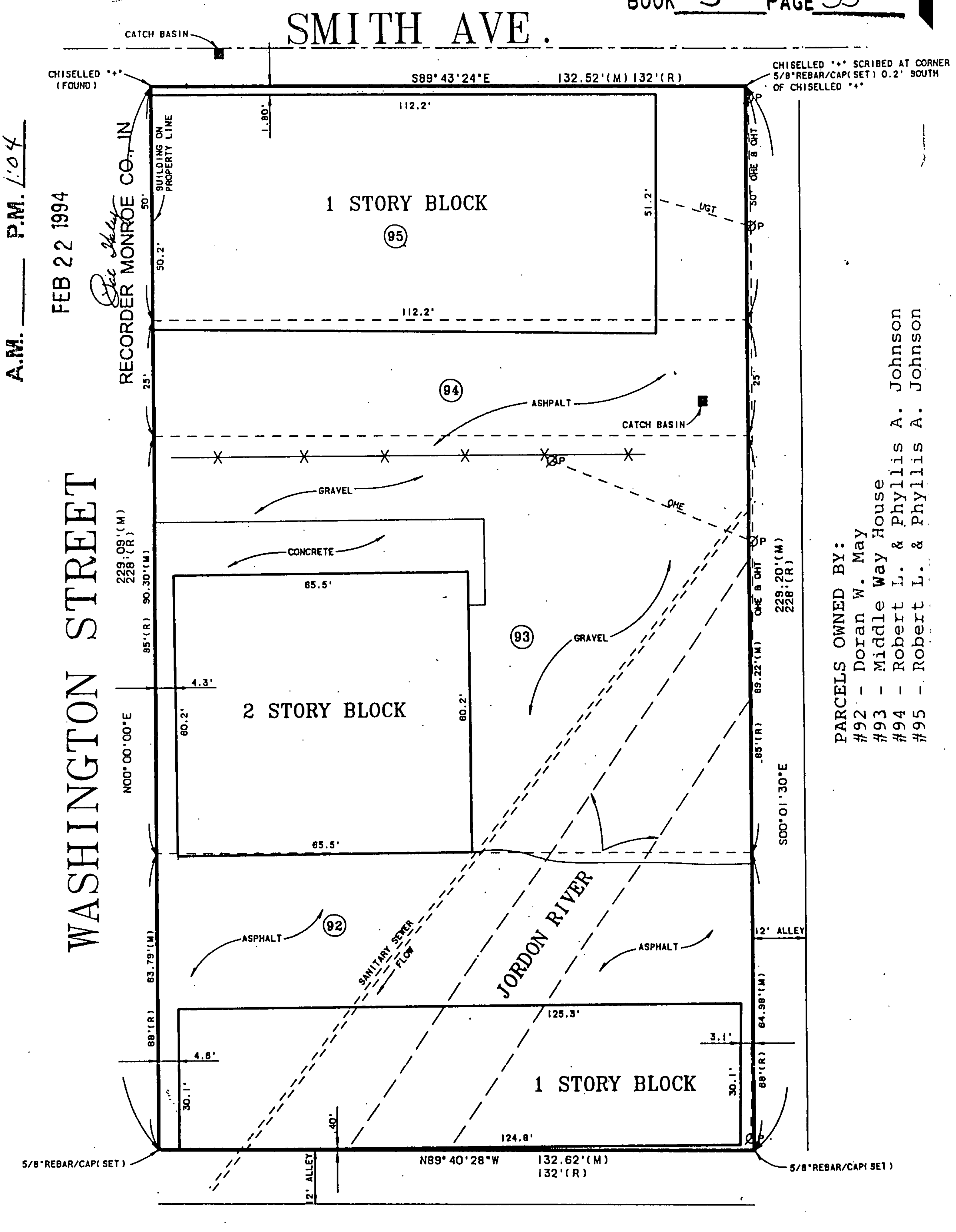
Bledsoe Tapp & Co., Inc.

Ben E. Bledsoe, L.S. Philip O. Tapp, L.S.
1602 W. 3rd St., Ste. F, Bloomington, IN 47404
(812) 336-8277 FAX (812) 336-0817

Part of Seminary Lot 72 in the City of Bloomington, Monroe County, Indiana

BOOK 3 PAGE 55

RECORDED
A.M. ____ P.M. 1:04
FEB 22 1994
RECORDER MONROE CO. IN


N
SMITH AVE.
CATCH BASIN
CHISELLED "+" (FOUND)
S89° 43' 24"E 132.52'(M) 132'(R)
CHISELLED "+" SCRIBED AT CORNER 5/8"REBAR/CAP(SET) 0.2' SOUTH OF CHISELLED "+"
1.80'
112.2'
BUILDING ON PROPERTY LINE
50'
50.2'
51.2'
1 STORY BLOCK
95
UGT
OHE & OHT
25'
94
ASHPALT
CATCH BASIN
GRAVEL
OHE
CONCRETE
65.5'
2 STORY BLOCK
60.2'
4.3'
93
GRAVEL
WASHINGTON STREET
229.09'(M) 228'(R)
90.30'(M)
85'(R)
N00°00'00"E
229.20'(M) 228'(R)
89.22'(M)
85'(R)
S00°01'30"E
92
ASPHALT
SANITARY SEWER FLOW
JORDON RIVER
ASPHALT
12' ALLEY
83.79'(M)
88'(R)
4.6'
30.1'
125.3'
3.1'
84.98'(M)
88'(R)
1 STORY BLOCK
40'
124.8'
5/8"REBAR/CAP(SET)
N89° 40' 28"W 132.62'(M) 132'(R)
12' ALLEY
5/8"REBAR/CAP(SET)

PARCELS OWNED BY:
#92 - Doran W. May
#93 - Middle Way House
#94 - Robert L. & Phyllis A. Johnson
#95 - Robert L. & Phyllis A. Johnson

LEGEND

■	CATCH BASIN
ØP	POWER POLE
UGT	UNDER GROUND TELEPHONE
OHE	OVER HEAD ELECTRIC
OHT	OVER HEAD TELEPHONE

NOTE:
5/8" REBAR/CAP SET STAMPED BLEDSOE TAPP PC50920004

055

Bledsoe Tapp & Co., Inc.

Pt. Sem. Lot 72

BOOK 3 PAGE 56

DESCRIPTION - Job #151

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point 50 feet South of the North line of said Lot 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Lot 72; running thence South with the East line of said Washington Street 25 feet; thence East 132 feet; thence North 25 feet; thence West 132 feet to the place of beginning.

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the North line of said Seminary Lot, 334 feet East of the Northwest corner of said Seminary Lot; running thence East 132 feet to the alley, thence South 50 feet; thence West 132 feet; thence North 50 feet to the place of beginning.

Part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

Also, a part of Seminary Lot Number 72 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 334.0 feet East and 75.0 feet South of the Northwest corner of the said Seminary Lot Number 72, said point being on the East line of South Washington Street, thence South, over and along the East line of South Washington Street, for a distance of 153.0 feet, and to the North line of an alley as platted in Allens Subdivision of a part of Seminary Lot Number 72, thence East, over and along the North line of the said alley, for a distance of 132.0 feet, and to the West line of a platted alley, thence North, over and along the West line of the said alley, for a distance of 153.0 feet, thence West for a distance of 132.0 feet, and to the place of beginning. EXCEPTING out part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 6th day of May, 1993.

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

PHILIP O. TAPP
No. LS80900014

REPORT OF SURVEY - Job #151

In accordance with **Title 864, Article 1.1, Chapter 13, Section 1 through 34** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement *(Theoretical Uncertainty)*;

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of the City of Bloomington Redevelopment.

The survey is four parcels located in part of Seminary Lot #72 in the City of Bloomington.

The parcels are currently of record as follows:
#92 Doran W. May, Deed record 355, page 453.
#93 Middle Way House, Deed record 407, page 677.
#94 Robert L. and Phyllis A. Johnson, Deed record 282, page 370.
#95 Robert L. and Phyllis A. Johnson, Deed record 282, page 370.

There were no overlaps or gaps between the record deeds.

The streets (Washington, Lincoln, Second and Smith Avenue) were as-built to determine the property lines. A search of the entire block produced no evidence of previous corners set.

The respective lines of the block measured as follows:
North line (along Smith Avenue); 299.14 (M) vs. 298.00 (R).
East line (Lincoln Street); 488.89 (M) vs. 488.00 (R).
South line (Second Street); 299.60 (M) vs. 298.00 (R).
West line (Washington Street); 490.21 (M) vs. 488.00 (R).

All tracts were prorated based on the above measurements.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.50 feet in all directions on all corners.

Due to *discrepancies* in the record descriptions; none.

Due to *inconsistencies* in lines of occupation; none.

BK 2 pg 438

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.

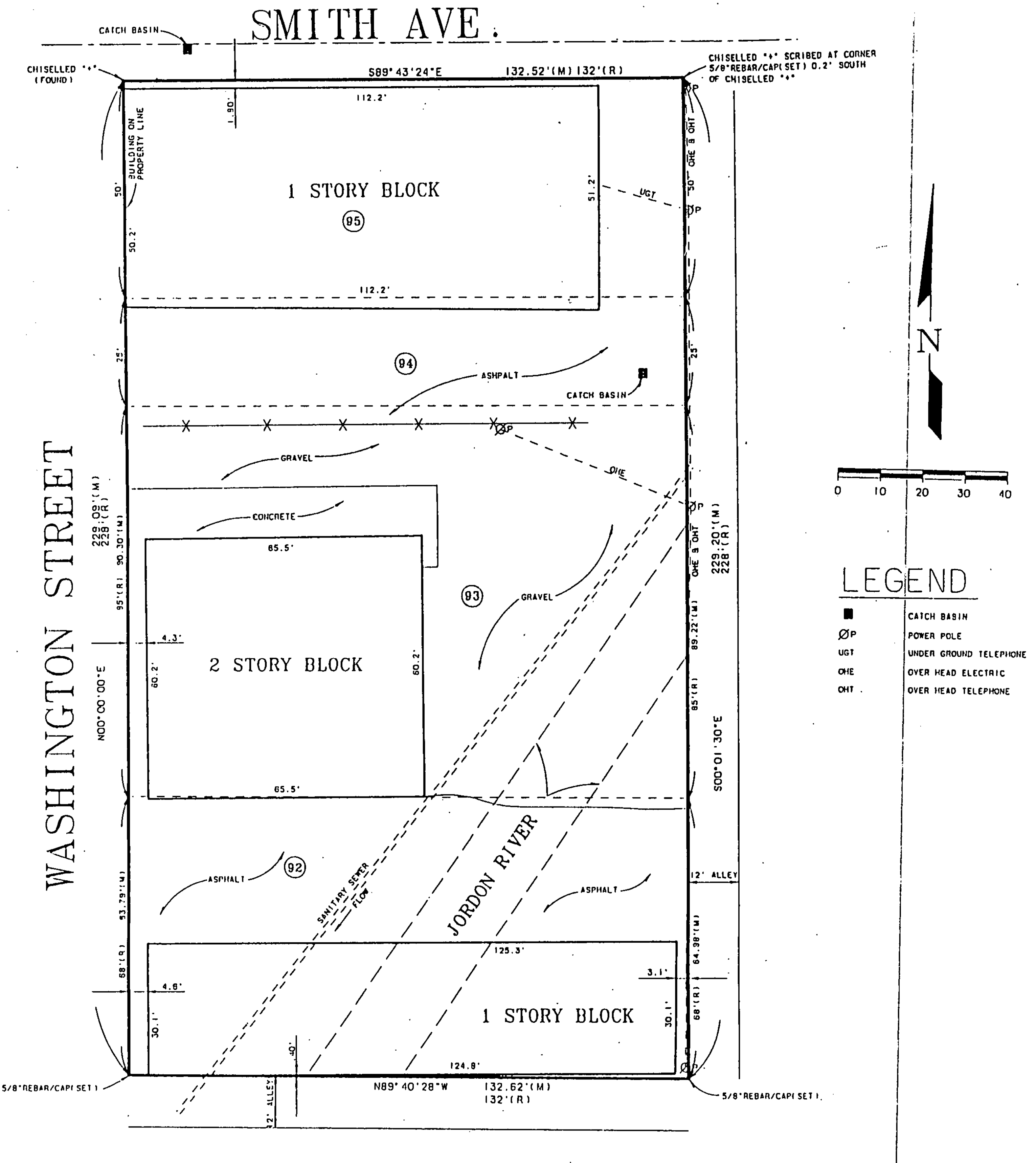
1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

314476

PART OF SEMINARY LOT 72
CITY OF BLOOMINGTON

OWNERS:
Doran May
Middle Way House
Robert L. & Phyllis A. Johnson

RECORDED
A.M. ____ P.M. 2:44
AUG 2 4 1993
Pat Haley
RECORDER MONROE CO., IN



SMITH AVE.
CATCH BASIN
CHISELLED "+" (FOUND)
S89°43'24"E
132.52'(M) 132'(R)
CHISELLED "+" SCRIBED AT CORNER 5/8"REBAR/CAP(SET) 0.2' SOUTH OF CHISELLED "+"
112.2'
1.90'
BUILDING ON PROPERTY LINE
50'
50.2'
1 STORY BLOCK
95
51.2'
UGT
ØP
OHE & OHT
50'
112.2'
25'
94
ASHPALT
CATCH BASIN
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OHE
GRAVEL
CONCRETE
WASHINGTON STREET
229.09'(M)
229'(R)
90.30'(M)
95'(R)
N00°00'00"E
65.5'
4.3'
2 STORY BLOCK
60.2'
60.2'
65.5'
93
GRAVEL
ØP
OHE & OHT
229.20'(M)
228'(R)
89.22'(M)
85'(R)
S00°01'30"E
92
ASPHALT
SANITARY SEWER
FLOW
JORDON RIVER
ASPHALT
12' ALLEY
93.79'(M)
68'(R)
125.3'
3.1'
64.98'(M)
68'(R)
4.6'
1 STORY BLOCK
30.1'
30.1'
40'
124.8'
ØP
5/8"REBAR/CAP(SET)
N89°40'28"W
132.62'(M)
132'(R)
12' ALLEY
5/8"REBAR/CAP(SET)
N
0
10
20
30
40
LEGEND
CATCH BASIN
ØP POWER POLE
UGT UNDER GROUND TELEPHONE
OHE OVER HEAD ELECTRIC
OHT OVER HEAD TELEPHONE

NOTE:
5/8" REBAR/CAP SET STAMPED BLEDSOE TAPP PC50920004

Bledsoe Tapp & Co., Inc.

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PHILIP O. TAPP, L.S.

1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

DESCRIPTION
Job 151

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This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 6th day of May, 1993.

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

PHILIP O. TAPP
No. LS80900014

BK 2 pg 440

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

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PHILIP O. TAPP, L.S.

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REPORT OF SURVEY
Job 151

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South line (Second Street); 299.60 (M) vs. 298.00 (R).
West line (Washington Street); 490.21 (M) vs. 488.00 (R).

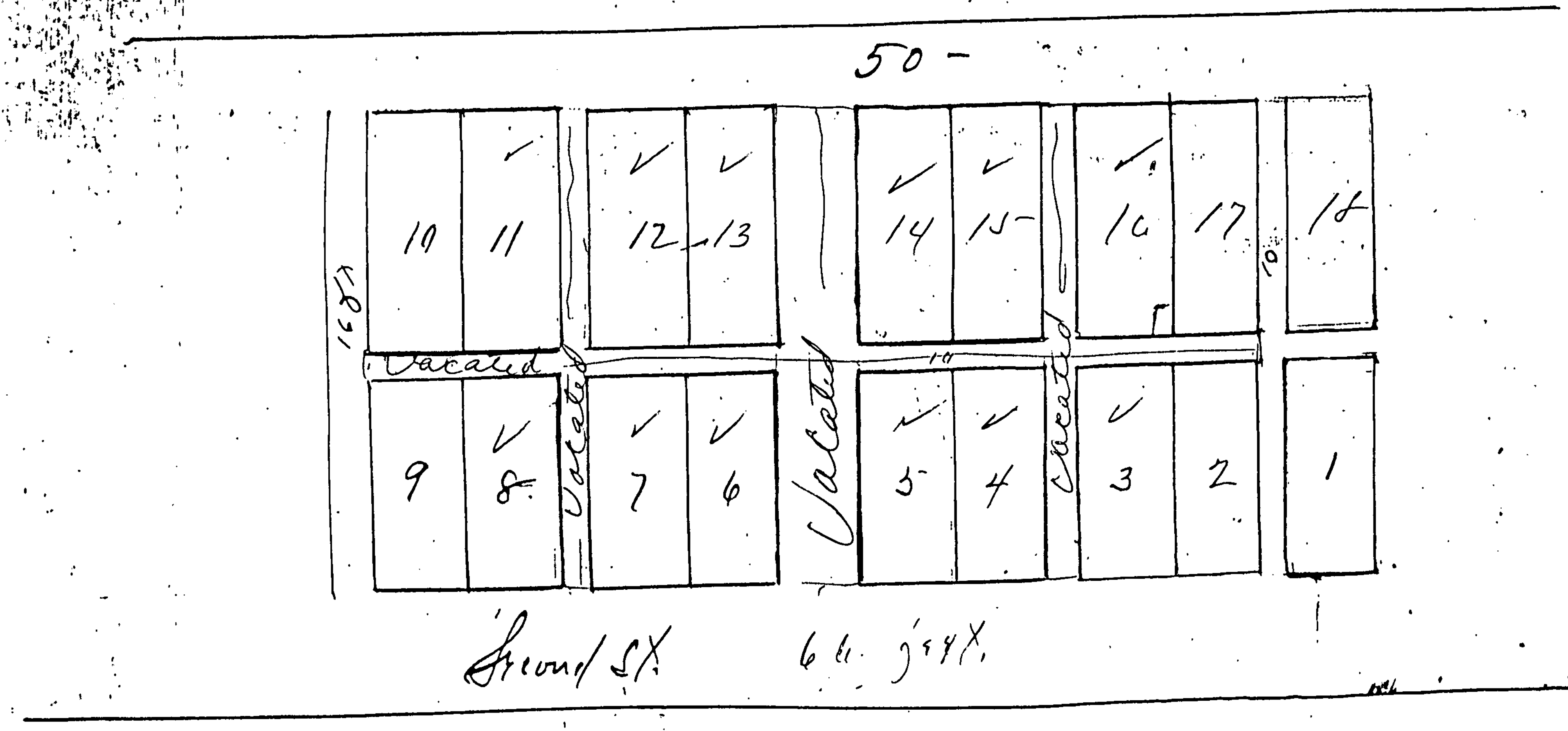
All tracts were prorated based on the above measurements.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments; 0.50 feet in all directions on all corners.

Due to discrepancies in the record descriptions; 4-5' on parcel 93 & 92 due to 85'+ call for dimension to the South wall line of 2 story block building.

Due to inconsistencies in lines of occupation; none.


50 -
16 ft
10
11
12
13
14
15
16
17
10
18
Vacated
Vacated
10
Vacated
Vacated
9
8
7
6
5
4
3
2
1
Second St.
66 feet

REAL ESTATE TRANSFER
JAN 20 1981
Vi Simpson
Auditor Monroe County, Indiana

The streets and alleys on this plat which are marked with red marks have been ordered by the City Council, vacated.

The above plat is correct.

George Chambers
City Civil Engineer,

Perry Twp-

Warranty Deed

This Indenture Witnesseth, That JOSEPH J. LAMB, unmarried and of legal age

of Monroe County, in the State of Indiana

Convey and Warrant to JEFFREY L. SCOTT and REBECCA J. SCOTT, husband and wife

of Monroe County, in the State of Indiana, for and in consideration of $1.00 and other valuable considerations not herein expressed

the receipt whereof is hereby acknowledged, the following described **Real Estate** in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number One Hundred Ninety-three (193) in Monroe County, Indiana, described as follows: Beginning at a point that is 100.34 feet North and 2.81 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Cory Lane; thence North 08 degrees West over and along the East line of said Cory Lane for a distance of 86.02 feet; thence North 85 degrees 31 minutes East for a distance of 124.46 feet; thence South 13 degrees 45 minutes 54 seconds East for a distance of 87 feet; thence South 85 degrees 31 minutes West for a distance of 133.22 feet to the point of beginning; containing 0.25 acre, more or less (being designated as Lot No. 22 in unrecorded Plat).

ALSO, a part of Seminary Lot 193 in Monroe County, Indiana, described as follows: Beginning at a point that is 17.93 feet North and 325.04 feet East of the Southwest corner of said Seminary Lot 193, said point being on the West line of Beechtree Lane; thence North 04 degrees 51 minutes 10 seconds West over and along the West line of said Beechtree Lane for a distance of 55.08 feet to the point of curvature of a curve to the left; thence over and along said curve to the left having an intersection angle of 26 degrees 26 minutes, and a radius of 342.54 feet for a distance of 39 feet; thence leaving the West line of said Beechtree Lane and running South 86 degrees 36 minutes 09 seconds West for a distance of 178.18 feet; thence South 08 degrees East for a distance of 90 feet; thence North 87 degrees 58 minutes 30 seconds East for a distance of 175.61 feet to the point of beginning; containing 0.37 acre, more or less (being designated as Lot No. 8 in unrecorded Plat).

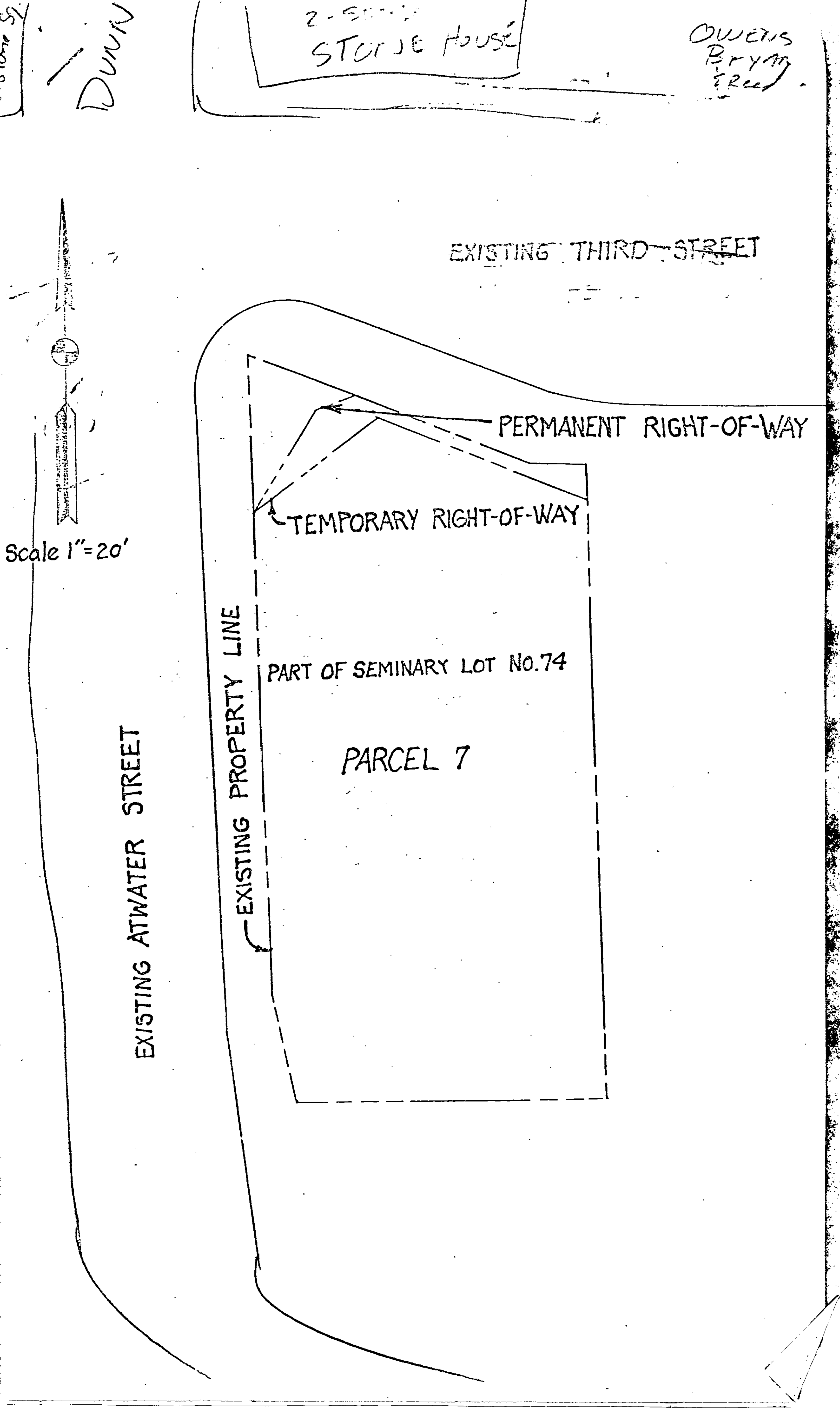
ALSO, a part of Seminary Lot 193, in Monroe County, Indiana, described as follows: Beginning at a point that is 19.70 feet North and 375.07 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Beechtree Lane; thence North 04 degrees 51 minutes 10 seconds West over and along the East line of said Beechtree Lane for a distance of 57.55 feet to the point of curvature of a curve to the left; thence over and along said curve to the left having an intersection angle of 26 degrees 26 minutes and a radius of 392.54 feet for a distance of 126.22 feet; thence North 86 degrees 01 minute 28 seconds East for a distance of 148.39 feet; thence South 07 degrees 15 minutes 22 seconds East for a distance of 181.56 feet;thence South 86 degrees 01 minute 28 seconds West for a distance of 135.88 feet to the point of beginning; containing 0.58 acre, more or less (designated as Lot No. 1E in unrecorded Plat).

All as shown by the Plat and descriptions prepared from a survey conducted under the supervision of Robert W. Brunnemer, Registered Land Surveyor Ind.#6812 on date of October 11, 1979, said survey being attached hereto and marked Exhibit "A".

Subject to all taxes.

Subject to all easements and roadways of record.

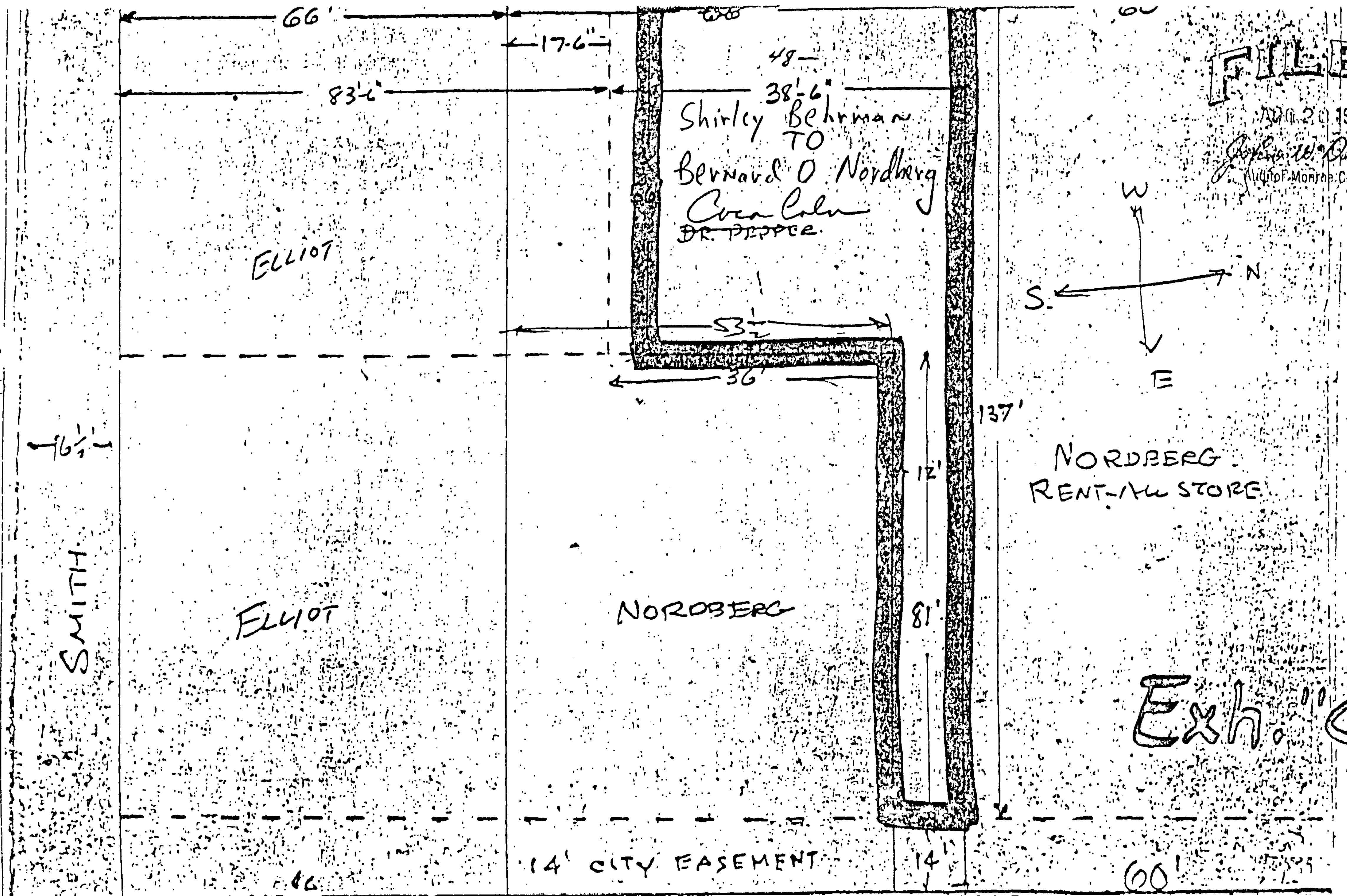
2-1-80


2-Story
Stone House
Dunn
Owens
Bryan
Tree
EXISTING THIRD STREET
PERMANENT RIGHT-OF-WAY
TEMPORARY RIGHT-OF-WAY
Scale 1"=20'
EXISTING PROPERTY LINE
PART OF SEMINARY LOT NO.74
PARCEL 7
EXISTING ATWATER STREET

FILED
AUG 20 1979
John W. Davis
Auditor Monroe County, Indiana

Exh. "C"

Pt Sem Lot 73 - Perry City
8-21-79

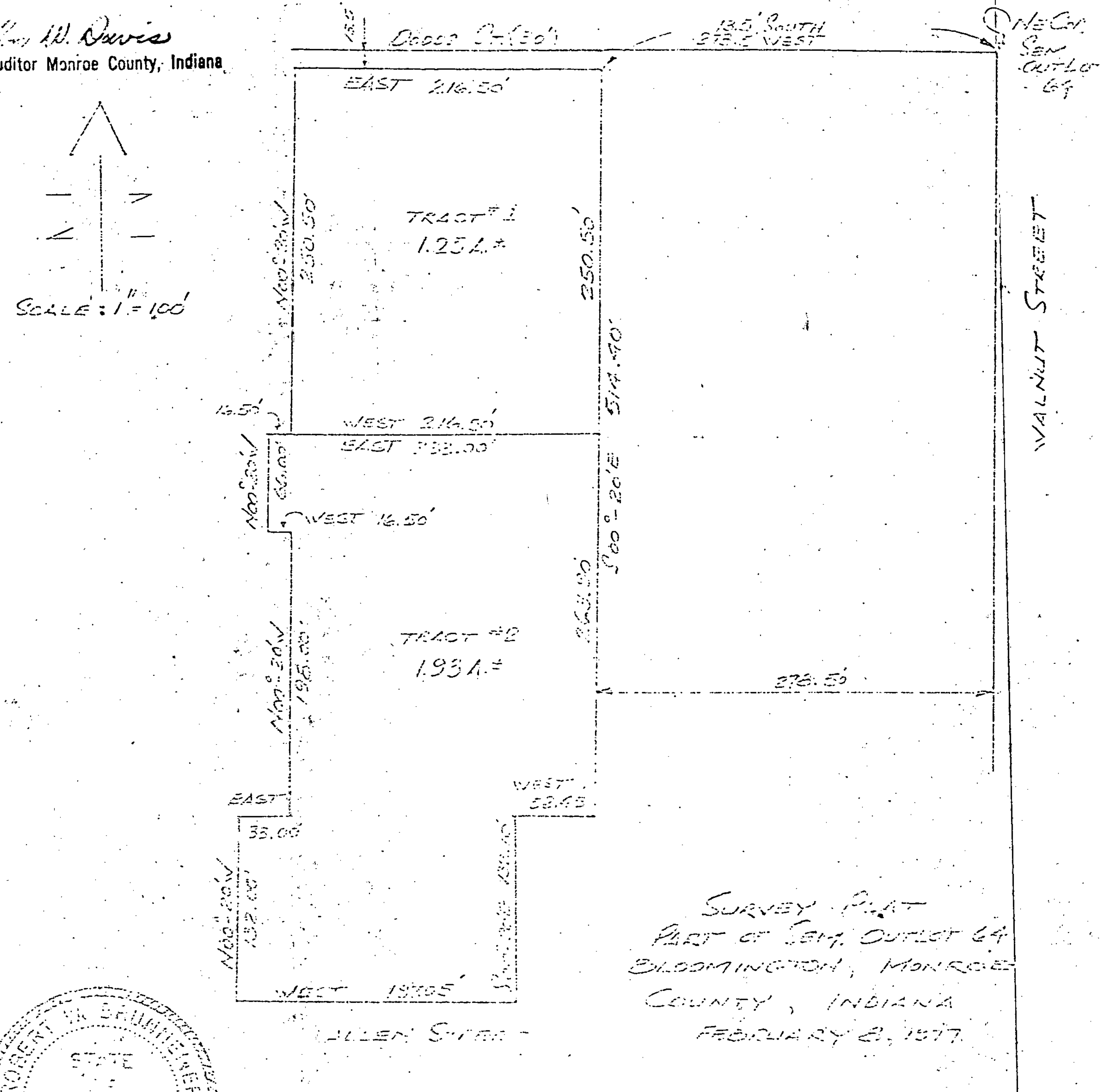

66'
17-6"
83'-6"
38'-6"
48
Shirley Behrman
TO
Bernard O Nordberg
Coca Cola
~~DR. PEPPER~~
ELLIOT
53½
36'
ELLIOT
NORDBERG
12'
81'
137'
NORDBERG
RENT-ALL STORE
W
S.
N
E
SMITH
16½'
14' CITY EASEMENT
14'
60'
66

Markham Enterprises - Sem Pt Lot 64
Perry City

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

FILED
MAY 29 1979
Joseph W. Davis
Auditor Monroe County, Indiana


13.5'
DODDS ST. (30')
13.5' SOUTH
378.5' WEST
NE COR.
SEM.
OUTLOT
64
EAST 216.50'
N00°30'W
250.50'
TRACT #1
1.254 A.±
250.50'
514.90'
16.50'
WEST 216.50'
EAST 233.00'
N00°30'W
66.00'
WEST 16.50'
S00°20'E
263.90
TRACT #2
1.934 A.±
378.50'
N00°30'W
198.00'
EAST
35.00'
WEST
58.45
N00°20'W
132.00'
132.00'
WEST 197.05'
ALLEN STREET
WALNUT STREET
SCALE: 1" = 100'

SURVEY PLAT
PART OF SEM. OUTLOT 64
BLOOMINGTON, MONROE
COUNTY, INDIANA
FEBRUARY 8, 1977

ROBERT W. BRUNNER

3264-

THIS INDENTURE WITNESSETH That Valhalla Park Sales Corporation By: William B. Hoadley, its President Albert T. Hoadley, its Secretary of Monroe County, in the State of Indiana Convey and Warrant to The Commissioners of Monroe County, Indiana, of Monroe County, in the State of Indiana, for and in consideration of ($500.00) Five Hundred dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

All that part of Seminary Out Lot Number one hundred forty six (146) lying south and West of the southwesterly right-of-way line of the Bloomington Southern Railroad. Said Seminary OutLot beinga part of the northeast quarter (¼) of the northwest quarter (¼) of section five (5), township eight (8) north, range one (1) west.

IN WITNESS WHEREOF The said grantors have hereunto set their hands and seals this 9th day of August, 1937.

(SEAL)
Valhalla Park Sales Corp
By William B. Hoadley, Pres Seal
By Albert T. Hoadley, Sec Seal

State of Indiana, Monroe County, ss;

Before me, the undersigned, Recorder in and for said County and State, this 9th day of August, 1937, personally appeared the within named Valhalla Park Sales Corporation, by William B. Hoadley, its President, Albert T. Hoadley, its Secretary grantors in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal.

(SEAL)
Minter Myers
Recorder of Monroe Co.

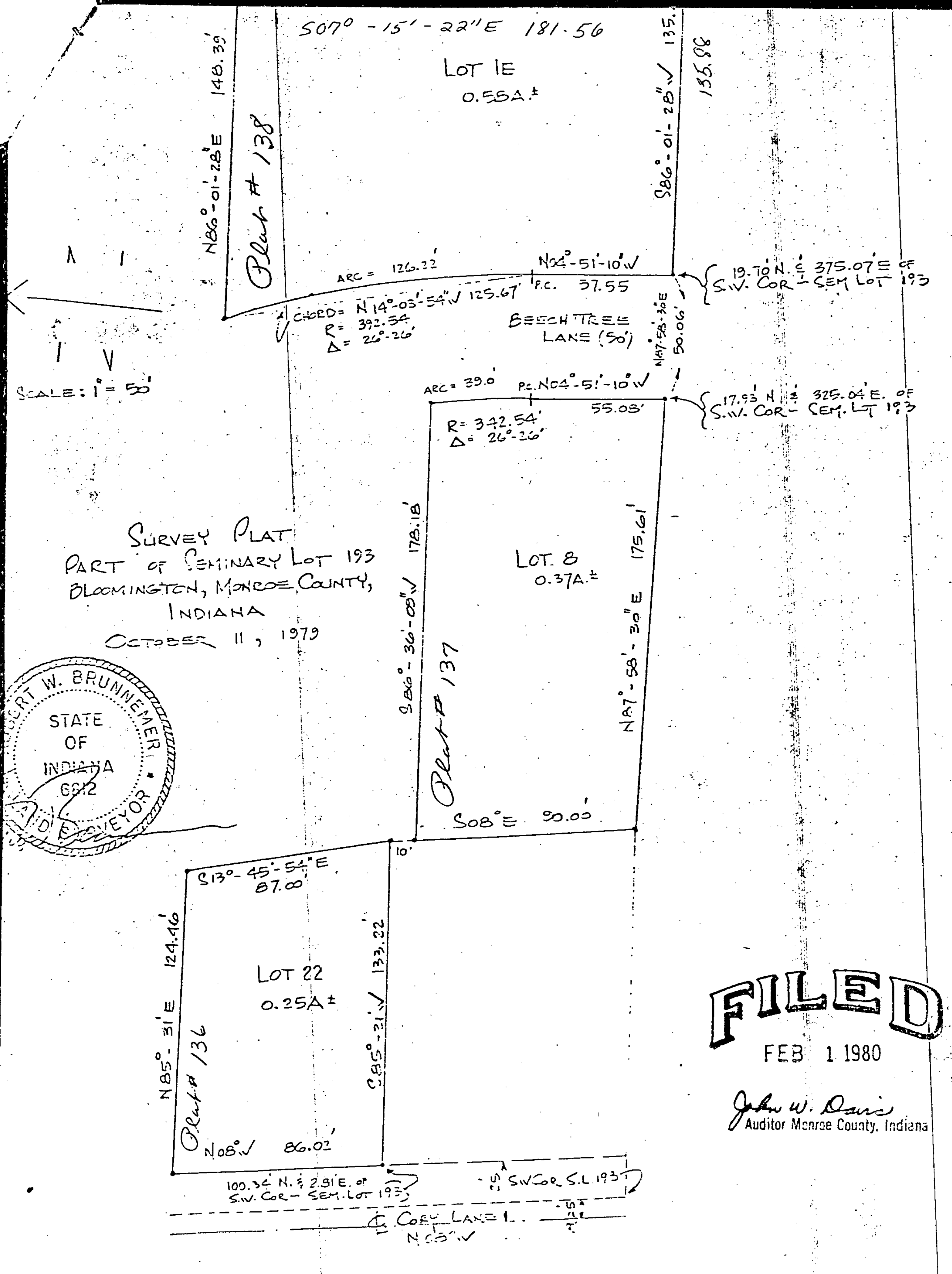
Filed for record
Sept 27, 1937 at 4:00 p.m.
Minter Myers, Recorder

x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x.x

3265-

THIS INDENTURE WITNESSETH That Alice Mitchell, a widow of Monroe County, in the State of Indiana Convey and Warrant to Cledus Mitchell and Barbara A. Mitchell, husband and wife of Monroe County, in the State of Indiana for and in consideration of One dollar and other valuable consideration the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

Lot No. 17 in Axtell's Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof.


S07° - 15' - 22"E 181.56
LOT 1E
0.55A ±
N86°-01'-28"E 148.39'
Plat # 138
S86°-01'-28"W 135.
135.98
ARC = 126.22'
N04°-51'-10"W
P.C. 57.55
19.70' N. & 375.07'E of S.W. COR - SEM LOT 193
CHORD = N 14°-05'-54"W 125.67'
R = 392.54
Δ = 26°-26'
BEECH TREE LANE (50')
N87°-58'-30"E 50.06'
ARC = 39.0'
P.C. N04°-51'-10"W
55.08'
17.93' N. & 325.04'E. of S.W. COR - SEM. LOT 193
R = 342.54'
Δ = 26°-26'
N
SCALE: 1" = 50'
S86°-36'-08"W 178.18'
Plat # 137
LOT 8
0.37A ±
N87°-58'-30"E 175.61'
S08°E 90.00'
10'
S13°-45'-54"E 87.00'
N85°-31'E 124.46'
Plat # 136
LOT 22
0.25A ±
S85°-31'W 133.22
N08°W 86.03'
100.34' N. & 2.81'E. of S.W. COR - SEM. LOT 193
25' SW COR S.L. 193
℄ CORY LANE
N 08°W

SURVEY PLAT
PART OF SEMINARY LOT 193
BLOOMINGTON, MONROE COUNTY,
INDIANA
OCTOBER 11, 1979

ROBERT W. BRUNNEMER
STATE OF INDIANA
6612

FILED
FEB 1 1980
John W. Davis
Auditor Monroe County, Indiana

Exhibit "A"

JOE LAMB DESCRIPTIONS

Lot 22

A part of Seminary Lot 193, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 100.34 feet North and 2.81 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Cory Lane, thence N08°W over and along the East line of said Cory Lane for a distance of 86.02 feet, thence N85°-31'E for a distance of 124.46 feet, thence S13°-45'-54"E for a distance of 87.00 feet, thence S85°-31'W for a distance of 133.22 feet to the point of beginning. Containing 0.25 acre, more or less

Lot 8

A part of Seminary Lot 193, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 17.93 feet North and 325.04 feet East of the Southwest corner of said Seminary Lot 193, said point being on the West line of Beechtree Lane, thence N04°-51'-10"W over and along the west line of said Beechtree Lane for a distance of 55.08 feet to the point of curvature of a curve to the left, thence over and along said curve to the left having an intersection angle of 26°-26' and a radius of 342.54 feet for a distance of 39.00 feet, thence leaving the West line of said Beechtree Lane running S86°-36'-09"W for a distance of 178.18 feet, thence S08°E for a distance of 90.00 feet, thence N87°-58'-30"E for a distance of 175.61 feet to the point of beginning. Containing 0.37 acre, more or less.

Lot 1E

A part of Seminary Lot 193, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 19.70 feet North and and 375.07 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Beechtree Lane, thence N04°-51'-10"W over and along the East line of said Beechtree Lane for a distance of 57.55 feet to the point of curvature of a curve to the left, thence over and along said curve to the left having an intersection angle of 26°-26' and a radius of 392.54 feet for a distance of 126.22 feet, thence N86°-01-28"E for a distance of 148.39 feet, thence S07°-15'-22"E for a distance of 181.56 feet, thence S86°-01'-28"W for a distance of 135.88 feet to the point of beginning. Containing 0.58 acre, more or less.

Plat and descriptions prepared from a survey conducted under the supervision of:

ROBERT W. BRUNNEMER
6812

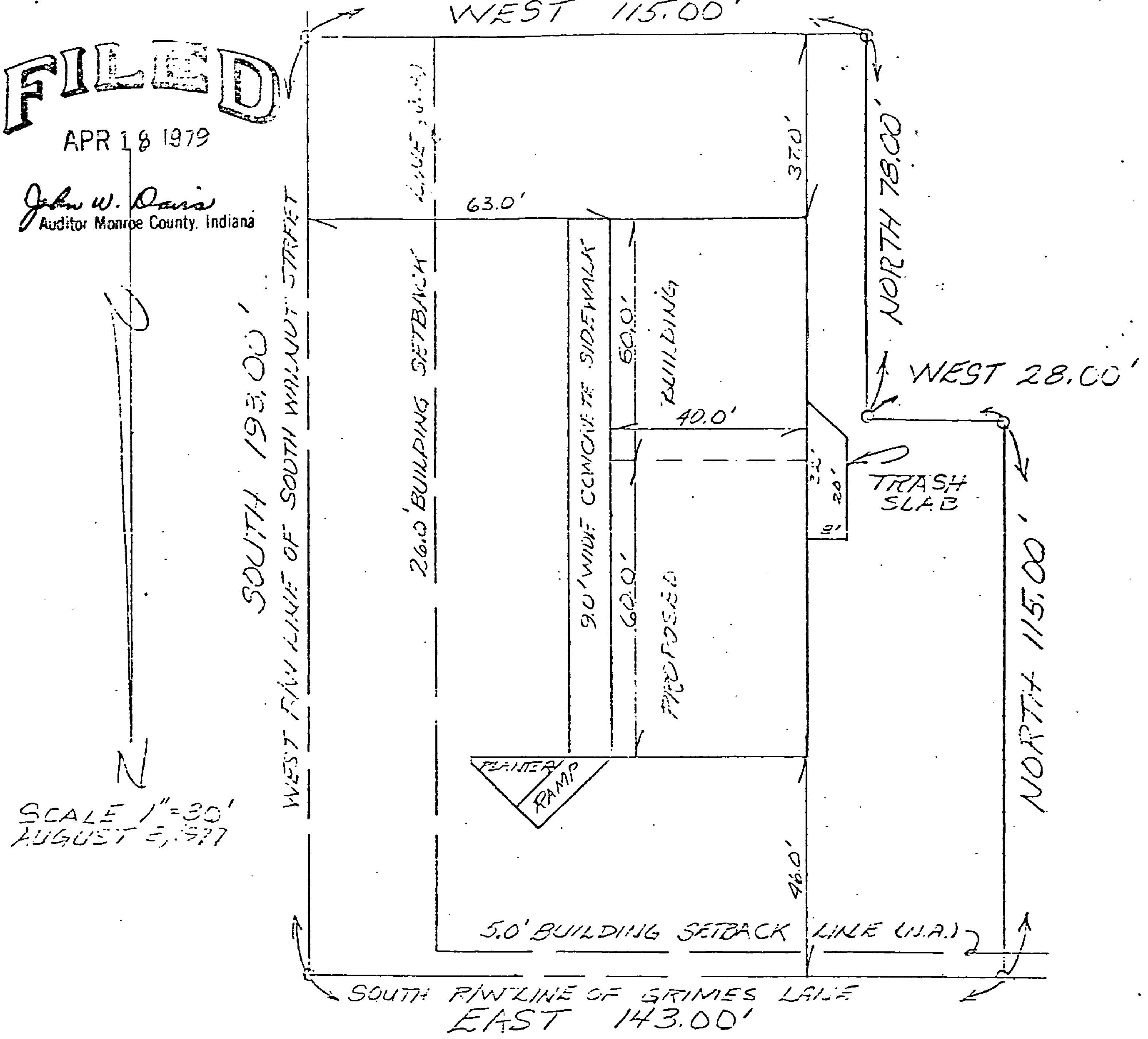
Robert W. Brunnemer
Registered Land Surveyor
Indiana Registry #6812
October 11, 1979

(Cont'd.)

REALCO PROPERTY
BLOOMINGTON, INDIANA

Sem. Pt Lot 66

FILED
APR 18 1979
John W. Davis
Auditor Monroe County, Indiana


WEST 115.00'
NORTH 78.00'
37.0'
63.0'
LINE (N.A.)
26.0' BUILDING SETBACK
9.0' WIDE CONCRETE SIDEWALK
60.0'
BUILDING
40.0'
WEST 28.00'
TRASH SLAB
20'
9'
62.0'
PROPOSED
PLANTER
RAMP
NORTH 115.00'
46.0'
SOUTH 193.00'
WEST R/W LINE OF SOUTH WALNUT STREET
N
SCALE 1"=30'
AUGUST 3, 1977
5.0' BUILDING SETBACK LINE (N.A.)
SOUTH R/W LINE OF GRIMES LANE
EAST 143.00'

Description:
A part of Seminary lot number Sixty-Six (66) in the City of Bloomington, Indiana bounded and described as follows, to-wit: Beginning at the point of intersection of the West line of South Walnut Street with the South line of Grimes Lane in said City of Bloomington, Indiana, running thence South with the West line of said Walnut St. 193.00 feet; thence West parallel with the South line of Grimes Lane for 115.00 feet; thence North parallel to Walnut Street for 78.00 feet; thence West parallel to Grames Lane for 28.00 feet; thence North parallel to South Walnut Street for 115.00 feet and to the South line of Grimes Lane; thence East along the South line of Grimes Lane for 143.00 feet and to the point of beginning.

Raymond Graham
RAYMOND GRAHAM
Ind. R.P.E. # 8409
3215 North Smith Pike
Bloomington, Indiana

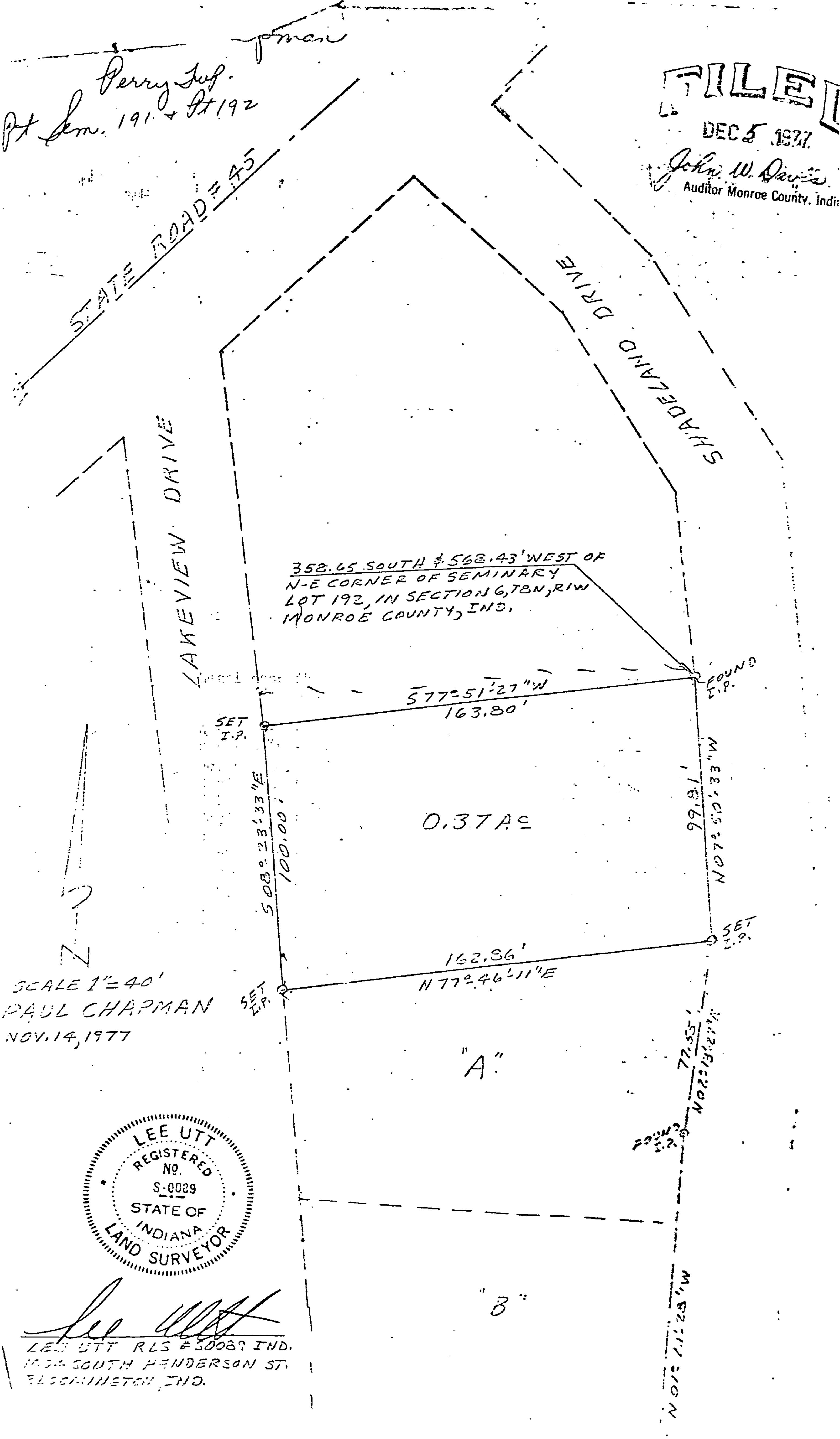
EXHIBIT C

a driveway; thence East One Hundred Three (103) feet; thence South Forty-eight (48) feet, more or less, to the beginning point.

ALSO, a part of Seminary Lot Sixty-six (66), in the City of Bloomington, Indiana, described as follows: Beginning at a point which point is 103 feet west of the intersection of the West property line of South Walnut Street and the South property line of Grimes Lane in said City, thence South 115 feet; thence West 40 feet; thence North 115 feet; thence East 40 feet to the place of beginning.

Perry Twp.
Pt Sem. 191 + Pt 192

FILED
DEC 5 1977
John W. Davis
Auditor Monroe County, India


STATE ROAD # 45
SHADELAND DRIVE
LAKEVIEW DRIVE
358.65 SOUTH & 568.43' WEST OF
N-E CORNER OF SEMINARY
LOT 192, IN SECTION 6, T8N, R1W
MONROE COUNTY, IND.
FOUND I.P.
S 77° 51' 27" W
163.80'
SET I.P.
S 08° 23' 33" E
100.00'
0.37 Ac
99.91'
N 07° 50' 33" W
SET I.P.
162.86'
N 77° 46' 11" E
SET I.P.
77.55'
N 07° 13' 27" W
FOUND I.P.
"A"
"B"
N 01° 11' 23" W
N

SCALE 1" = 40'
PAUL CHAPMAN
NOV. 14, 1977

LEE UTT
S-0089

Lee Utt
LEE UTT RLS # S0089 IND.
[illegible] SOUTH HENDERSON ST.
BLOOMINGTON, IND.

LEE UTT
REGISTERED LAND SURVEYOR NO. S0089, INDIANA
OFFICE PHONE 332-6368   HOME PHONE 825-5981
1604 SOUTH HENDERSON
BLOOMINGTON, INDIANA 47401

December 2, 1977

Legal description: Paul Chapman

A part of Seminary Lot 191 and 192, in Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:
Beginning at a point that is 358.65 feet South and 568.43 feet West of the Northeast corner of said Seminary Lot 192; thence from said point of beginning and running South 77°-51'-27" West for 163.80 feet; thence South 08°-23'-33" East for 100.00 feet; thence North 77°-46'-11" East for 162.86 feet; thence North 07°-50'-33" West for 99.81 feet and to the point of beginning. Containing 0.37 acre, more or less.

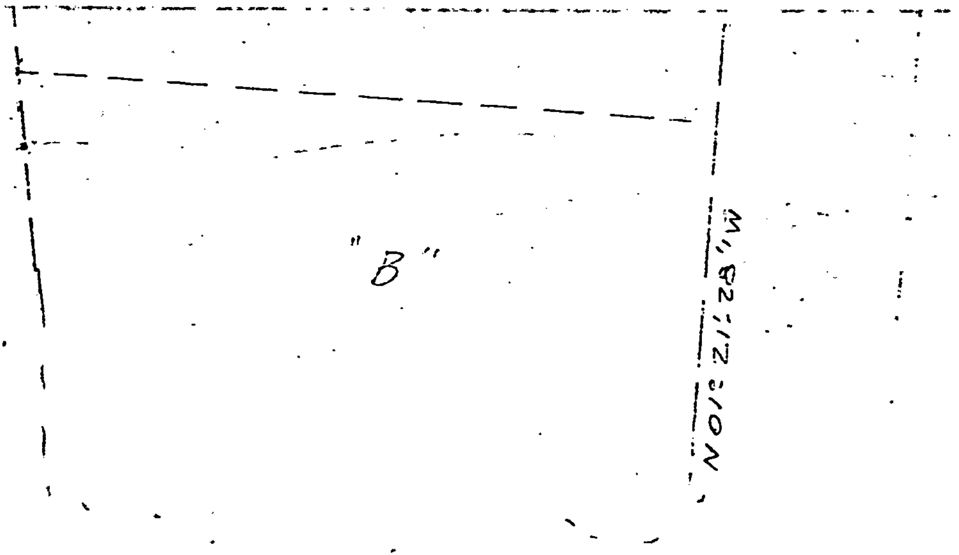
Lee Utt
Lee Utt, R. L. S. # S0089, Ind.

LEE UTT
No. S-0089

FILED
DEC 5 1977
John W. Davis
Auditor Monroe County, Indiana

No. S-0089

Lee Utt
LEE UTT RLS #S0089 IND.
1604 SOUTH HENDERSON ST.
BLOOMINGTON, IND.



253 403

89761

WARRANTY DEED

THIS INDENTURE WITNESSETH that WILLIAM P. FORNEY and PATSY A. FORNEY, Husband and Wife, of Monroe County, in the State of Indiana, CONVEY and WARRANT to REALCO, an Indiana general partnership, of Monroe County in the State of Indiana, for and in consideration of One Dollar ($1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Monroe County in the State of Indiana, to-wit:

> A part of Seminary Lot Number Sixty-six (66) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at the point of intersection of the West line of South Walnut Street with the South line of Grimes Lane in said City of Bloomington, Indiana, running thence South with the West line of said Walnut Street Seventy (70) feet; thence West parallel with the South line of Grimes Lane One Hundred Three (103) feet; thence North Seventy (70) feet to the South line of Grimes Lane, thence East with the said line One Hundred Three (103) feet to the place of beginning.
>
> ALSO, a part of Seminary Lot Sixty-six (66) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the West property line of South Walnut Street in said City, Seventy (70) feet South of the intersection of said South Walnut Street in said City with the South property line of Grimes Lane in said City; thence South along the West property line of said South Walnut Street, Seventy-five (75) feet, more or less, to a driveway on the South side of the property herein described; thence West One Hundred Three (103) feet; thence South Forty-eight (48) feet; thence West Twelve (12) feet; thence due North to a point Seventy (70) feet South of the South property line of said Grimes Lane; thence due East to the place of beginning.
>
> ALSO, a part of Seminary Lot Sixty-six (66), in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point in the West property line of South Walnut Street in said City, Seven Hundred Ninety-nine (799) feet North of the intersection of the North line of Railroad Street in said City, with the West property line of South Walnut Street; thence West One Hundred Three (103) feet; thence North Forty-eight (48) feet, more or less, to a driveway; thence East One Hundred Three (103) feet; thence South Forty-eight (48) feet, more or less, to the beginning point.
>
> ALSO, a part of Seminary Lot Sixty-six (66), in the City of Bloomington, Indiana, described as follows: Beginning at a point which point is 103 feet west of the intersection of the West property line of South Walnut Street and the South property line of Grimes Lane in said City, thence South 115 feet; thence West 40 feet; thence North 115 feet; thence East 40 feet to the place of beginning.

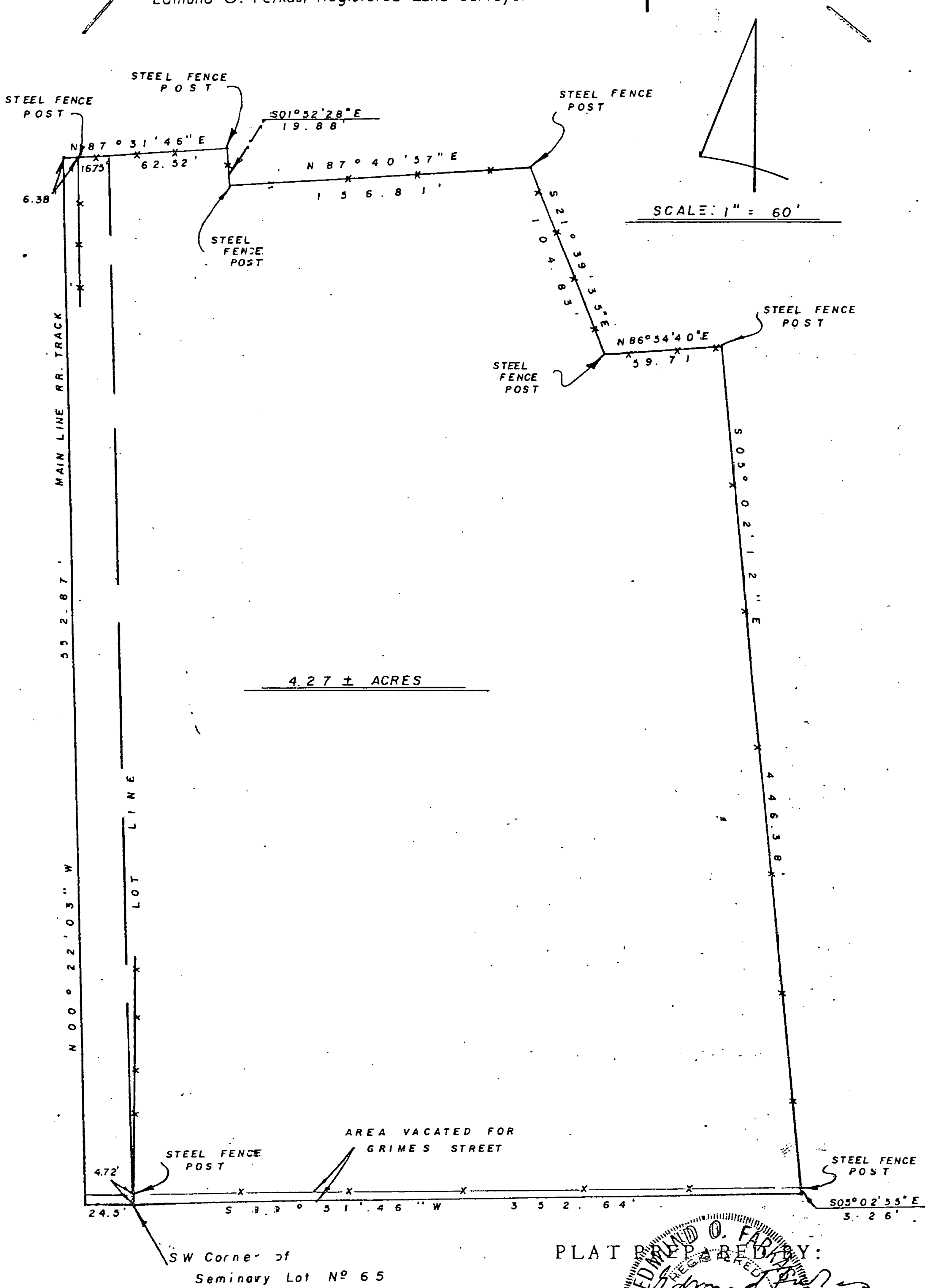
RECORDED
P.M. 3:05
RECORDER MONROE CO. IND.

[illegible] Sem. Lot 65

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



STEEL FENCE POST
STEEL FENCE POST
S01°52'28"E
19.88'
STEEL FENCE POST
N 87° 31' 46" E
62.52'
16.75'
6.38'
N 87° 40' 57" E
156.81'
STEEL FENCE POST
S 21° 39' 35" E
104.83'
SCALE: 1" = 60'
STEEL FENCE POST
N 86°54'40"E
59.71
STEEL FENCE POST
MAIN LINE RR. TRACK
N 00° 22' 03" W
552.87'
S 05° 02' 12" E
446.38'
4.27 ± ACRES
LOT LINE
AREA VACATED FOR GRIMES STREET
STEEL FENCE POST
4.72'
STEEL FENCE POST
S05°02'55"E
3.26'
24.5'
S 89° 51' .46" W
352.64'
SW Corner of Seminary Lot Nº 65

PLAT PREPARED BY:

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

SG114

CERTIFICATION OF SURVEY:

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the enclosed plat and following description correctly represent a survey completed under my supervision on April 14, 1980; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

DESCRIPTION:

A part of Seminary Lot Number Sixty-five (65) and all that vacated part of Morton Street lying west of and adjacent to part of Seminary Lot 65, located in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Southwest Corner of said Seminary Lot 65, thence South Eighty-nine (89) Degrees, Fifty-one (51) Minutes, Forty-six (46) Seconds West 24.50 feet to a point 8.5 feet east of the center line of the Chicago, Indianapolis, and Louisville Railway and to the Main Line of the Railroad track, thence North Zero (00) Degrees, Twenty-two (22) Minutes, Three (03) Seconds West on said Main Line and parallel with said center line and 8.5 feet east of said center line 552.87 feet, thence leaving said Main Line North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 6.38 feet to a steel fence post, thence along an existing chain-link fence North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 16.75 feet to the West Line of said Seminary Lot 65, thence along said fence North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 62.52 feet to a steel fence post, thence continuing along said fence the following courses and distances: South One (01) Degree, Fifty-two (52) Minutes, Twenty-eight (28) Seconds East 19.88 feet to a steel fence post, thence North Eighty-seven (87) Degrees, Forty (40) Minutes, Fifty-seven (57) Seconds East 156.81 feet to a steel fence post, thence South Twenty-one (21) Degrees, Thirty-nine (39) Minutes, Thirty-five (35) Seconds East 104.83 feet to a steel fence post, thence North Eighty-six (86) Degrees, Fifty-four (54) Minutes, Forty (40) Seconds East 59.71 feet to a steel fence post, thence South Five (05) Degrees, Two (02) Minutes, Twelve (12) Seconds East 446.38 feet to a steel fence post, thence leaving said fence South Five (05) Degrees, Two (02) Minutes, Fifty-five (55) Seconds East 3.26 feet to the South Line of said Seminary Lot 65, thence along said South Line South Eighty-nine (89) Degrees, Fifty-one (51) Minutes, Forty-six (46) Seconds West 352.64 feet to the place of beginning.

Containing 4.27 acres, more or less.

Forney Property

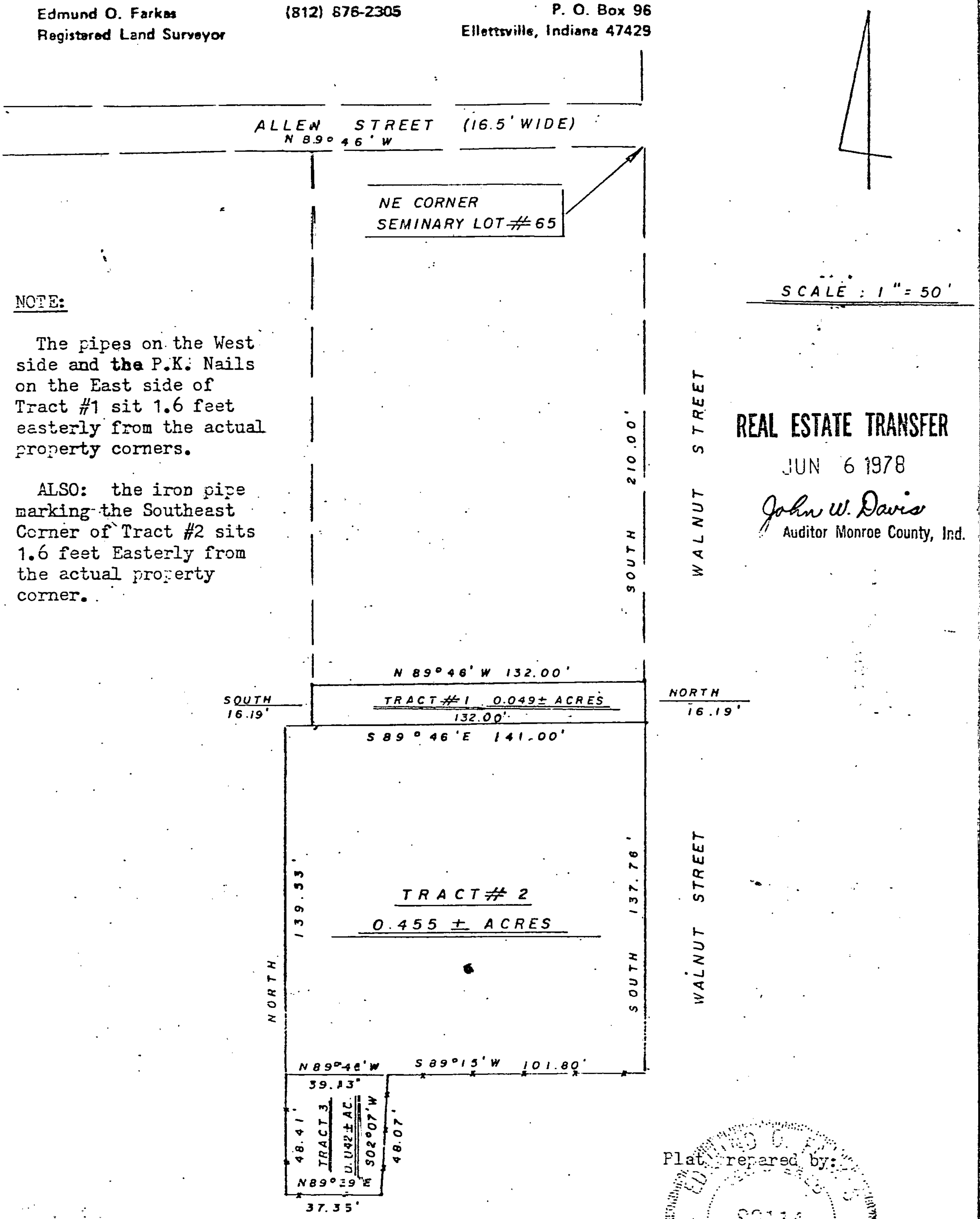
Perry City - Sem. Lot 65; Owen to Forney
↓
Norton, Etal

TRI CO
SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429


ALLEN STREET (16.5' WIDE)
N 89° 46' W
NE CORNER SEMINARY LOT #65
SCALE : 1" = 50'
SOUTH 210.00'
WALNUT STREET
N 89° 46' W 132.00'
SOUTH 16.19'
TRACT #1 0.049± ACRES
132.00'
NORTH 16.19'
S 89° 46' E 141.00'
NORTH 139.53'
TRACT # 2
0.455 ± ACRES
SOUTH 137.76'
WALNUT STREET
N89°46'W
S 89°15' W 101.80'
39.13'
48.41'
TRACT 3
0.042±AC.
S02°07'W
48.07'
N89°39'E
37.35'

NOTE:

The pipes on the West side and the P.K. Nails on the East side of Tract #1 sit 1.6 feet easterly from the actual property corners.

ALSO: the iron pipe marking the Southeast Corner of Tract #2 sits 1.6 feet Easterly from the actual property corner.

REAL ESTATE TRANSFER
JUN 6 1978
John W. Davis
Auditor Monroe County, Ind.

Plat prepared by:

S0114

Edmund O. Farkas

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

RI CO
SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Description: Tract No. 2

A part of Seminary Lot No. 65 in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows:

BEGINNING 226.19 feet South of the Northeast Corner of said Seminary Lot and on the West Line of Walnut Street, thence South on the East Line of said Seminary Lot and on the West Line of said Street 137.76 feet to an existing fence line, thence on the said fence line South Eighty-Nine (89) Degrees and Fifteen (15) Minutes West 101.80 feet to a fence Corner Post, thence leaving the said fence North Eighty-Nine (89) Degrees and Forty-Six (46) Minutes West Parallel with the North Line of said Seminary Lot 39.13 feet, thence North 139.53 feet, thence South Eighty-Nine (89) Degrees and Forty-Six (46) Minutes East parallel with the North Line of said Lot 141.00 feet to the place of beginning.

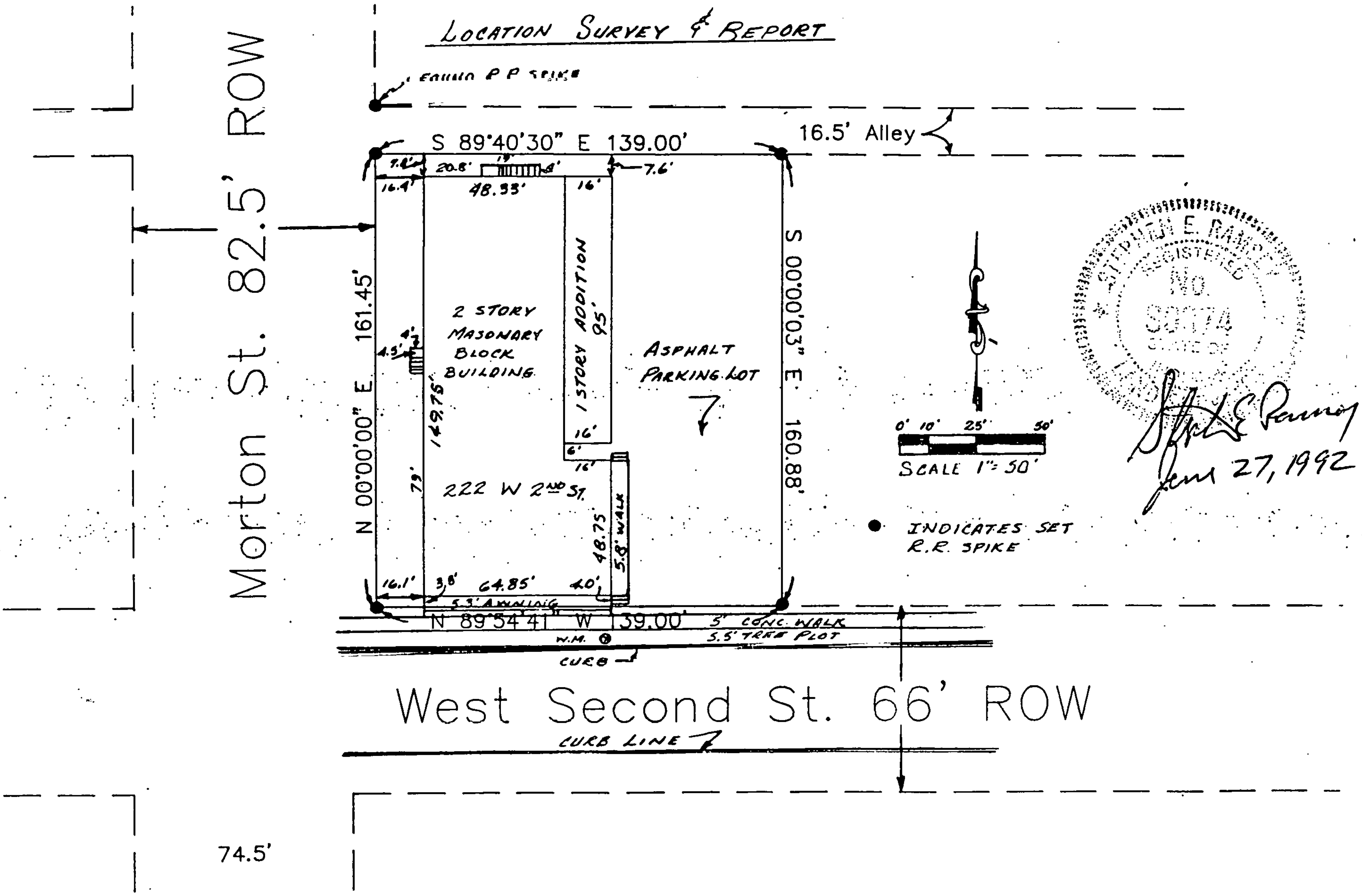
Containing 0. 45 Acres, more or less.

Edmund O Farkas
Edmund C. Farkas
Registered Land Surveyor
In. Reg. No. S0114

Bk 2 pg 242

NORMAN W. DECKARD

LOCATION SURVEY & REPORT


FOUND R R SPIKE
16.5' Alley
S 89°40'30" E 139.00'
Morton St. 82.5' ROW
N 00°00'00" E 161.45'
S 00°00'03" E 160.88'
7.2'
20.8'
19'
8'
7.6'
16.4'
48.33'
16'
2 STORY MASONARY BLOCK BUILDING
1 STORY ADDITION 95'
ASPHALT PARKING LOT
4'
4.5'
149.75'
16'
6'
16'
79'
222 W 2ND ST.
48.75'
5.8' WALK
16.1'
3.8'
64.85'
4.0'
5.3' AWNING
N 89°54'41" W 139.00'
5' CONC. WALK
5.5' TREE PLOT
W.M.
CURB
West Second St. 66' ROW
CURB LINE
74.5'
0' 10' 25' 50'
SCALE 1" = 50'
● INDICATES SET R.R. SPIKE

S0174

Stephen E Ramsey
Jan 27, 1992

File —
Seminary
Subdivision

300630

Bk 2 Pg 241

SURVEYOR'S REPORT

NORMAN W. DECKARD

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are subnitted regarding the various uncertainties in the locations of the lines and corners extablished on this survey as a result of:
a) Variances in the reference monuments;
b) Discrepances in record descriptions and plats;
c) Inconsistencies in lines of occupation and;
d) Random errors in Measurement (Theoretical Uncertainty);

This report is for the retracement survey of two parts of Seminary Lot #16 in the City of Bloomington, Indiana, as described in Deed Record Book 462, pages 67 and 68, in the name of Norman W. Deckard.
Survey was requested by client Norman Deckard.

THEORETICAL UNCERTAINTY OF MEASUREMENT "Tu": The "Tu" of the corners of this parcel(s) are within the requirements for a Class "A" ("Tu"= +/- 0.25 feet) survey per IAC, Title 864 (Theoretical uncertainty of measurement is the radius of a circle which circumscribes an area containing the probable true location of a specified point as determined by the precision of instruments and procedures employed in the performance of a survey).

Purpose of this Survey was to locate or establish land boundaries. Easements, rights-of-way, setback/building lines, covenants, restrictions, utilities, flood plains, topographic features and etc. were intentionally excluded from this plat.

In doing this survey I found monumentation along north side of alley north of Seminary Lots #16 and #17. I checked on North between Morton Street and College Avenue to the South line of Seminary #27 and found west lot corners. Did not find any monumentation on east end of lots except for the notch in back of walk at southeast corner of Sem. #29. I used the West end of these lots, or the east right of-way line of Morton Street to extend line South to the north right of way line of Second Street. Used existing monumentation along both sides of Second Street to establish north right of way line. This line varies by 0.2 feet to the north or 0.6 feet to the south of the line as I established it.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:
a) Due to Variances in reference monuments: 0.6 feet along south line and 3.75 feet along the north line.
b) Due to Discrepancies in the record Plat: None as I have accepted existing information on Seminary Lots and accepted description as being property between north right of way line of Second Street and south line of alley as is now monumented.
c) Due to Inconsistencies in lines of occupation: None

Stephen E. Ramsey   Date: June 27, 1992

Stephen E. Ramsey, Land Surveyor
3920, West Forrest Park Drive
Bloomington, Indiana

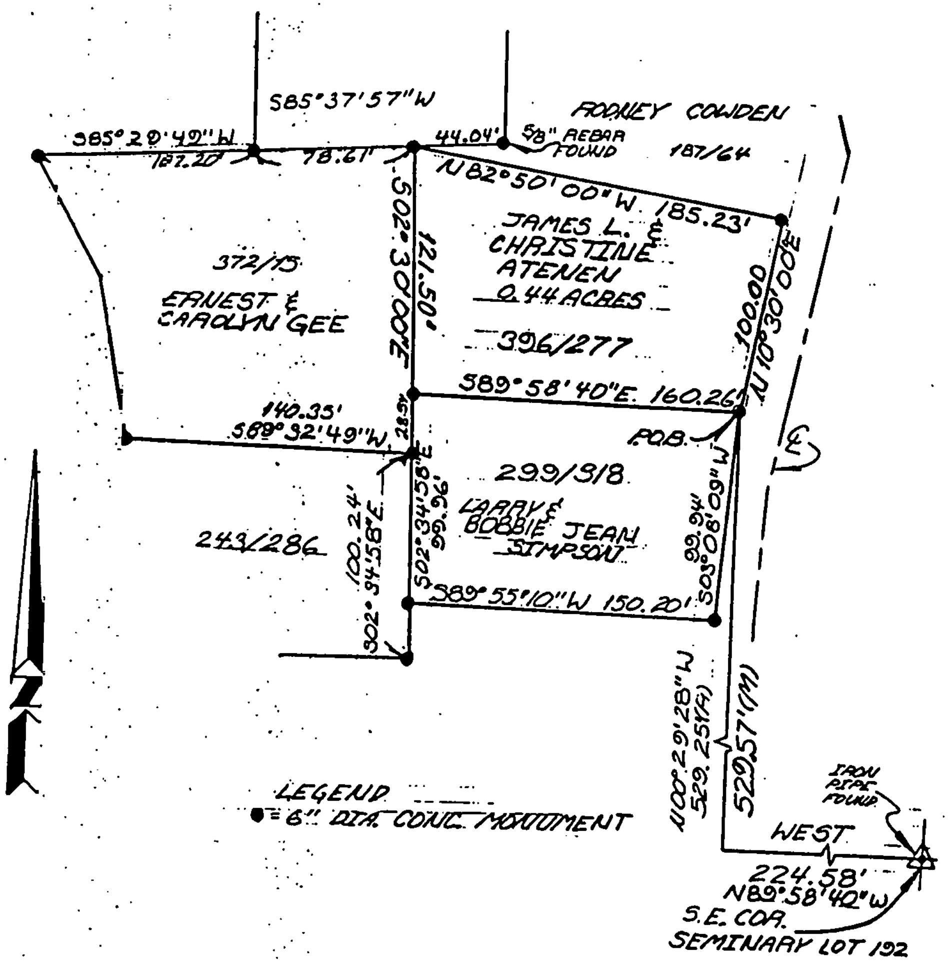
Stephen E. Ramsey
No. S0374

RECORDED
A.M. ____ P.M. 3:45
JAN 13 1993
RECORDER MONROE CO., IN

300595

BK2 pg 236

PART SEMINARY LOT 192
JOB NO. 1943
CLAIR GEE



PAGE 1 OF 4

SURVEYOR'S REPORT FOR
PART OF SEMINARY LOT 192
JOB NUMBER 1943

1). In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a). **Variances** in the reference monuments;
- b). **Discrepancies** in the record descriptions and plats;
- c). **Inconsistencies** in lines of occupation and;
- d). **Random Errors** in Measurement Theoretical Uncertainty;

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is written specifications for a Class B survey (0.25) feet as defined in I.A.C. 864.

The property is located in a part of Seminary Lot 192 in the City of Bloomington, Indiana.

This survey was undertaken at the request of Clair Gee.

The description of the property as provided by the records of the Recorder of Monroe County, Indiana, under James L. Antenen and Christine A. Antenen, Deed Record 396, page 277.

Corners found on this survey are as follows:

Southeast corner of Seminary Lot 192; 3/4 inch iron pipe (bent over).
All corners of the subject property; 6 inch concrete monuments.
All other monuments as shown on the survey.

Deed Analysis:

There were no apparent deed overlaps, gaps or other discrepancies.

Establishment of Lines:

All monuments found on the subject tract were held good. There was an iron pipe found at the commencing point. It was found to be 529.57 feet (measured) compared to 529.25 feet (record) south and 224.58 feet (measured and record) east of the point of beginning.

As a result of the above observations, it is my opinion that the uncertainties of the locations of lines and corners established on this survey are as follows:

Due to **discrepancies** in record descriptions; none.

Due to **inconsistencies** in lines of occupation; none.

Due to **variances** in reference monuments; 0.32 feet.

DESCRIPTION FOR
PART OF SEMINARY LOT 192
JOB NUMBER 1943

A part of Seminary Lot 192 being a part of the southeast quarter of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:
COMMENCING at the southeast corner of the said Seminary Lot 192, said corner being a 3/4 inch iron pipe; thence NORTH 89 degrees 58 minutes 40 seconds WEST 224.58 feet; thence NORTH 00 degrees 29 minutes 28 seconds WEST 529.57 feet to the point of beginning, said point being a 6 inch diameter concrete monument; thence NORTH 10 degrees 30 minutes 00 seconds EAST 100.00 feet to a 6 inch diameter concrete monument; thence NORTH 82 degrees 50 minutes 00 seconds WEST 185.23 feet to a 6 inch diameter concrete monument; thence SOUTH 02 degrees 30 minutes 00 seconds EAST 121.50 feet to a 6 inch diameter concrete monument; thence SOUTH 89 degrees 58 minutes 40 seconds EAST 160.26 feet to the point of beginning, containing 0.44 acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 10th day of July, 1992.

Ben E. Bledsoe
Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana

No. S0559

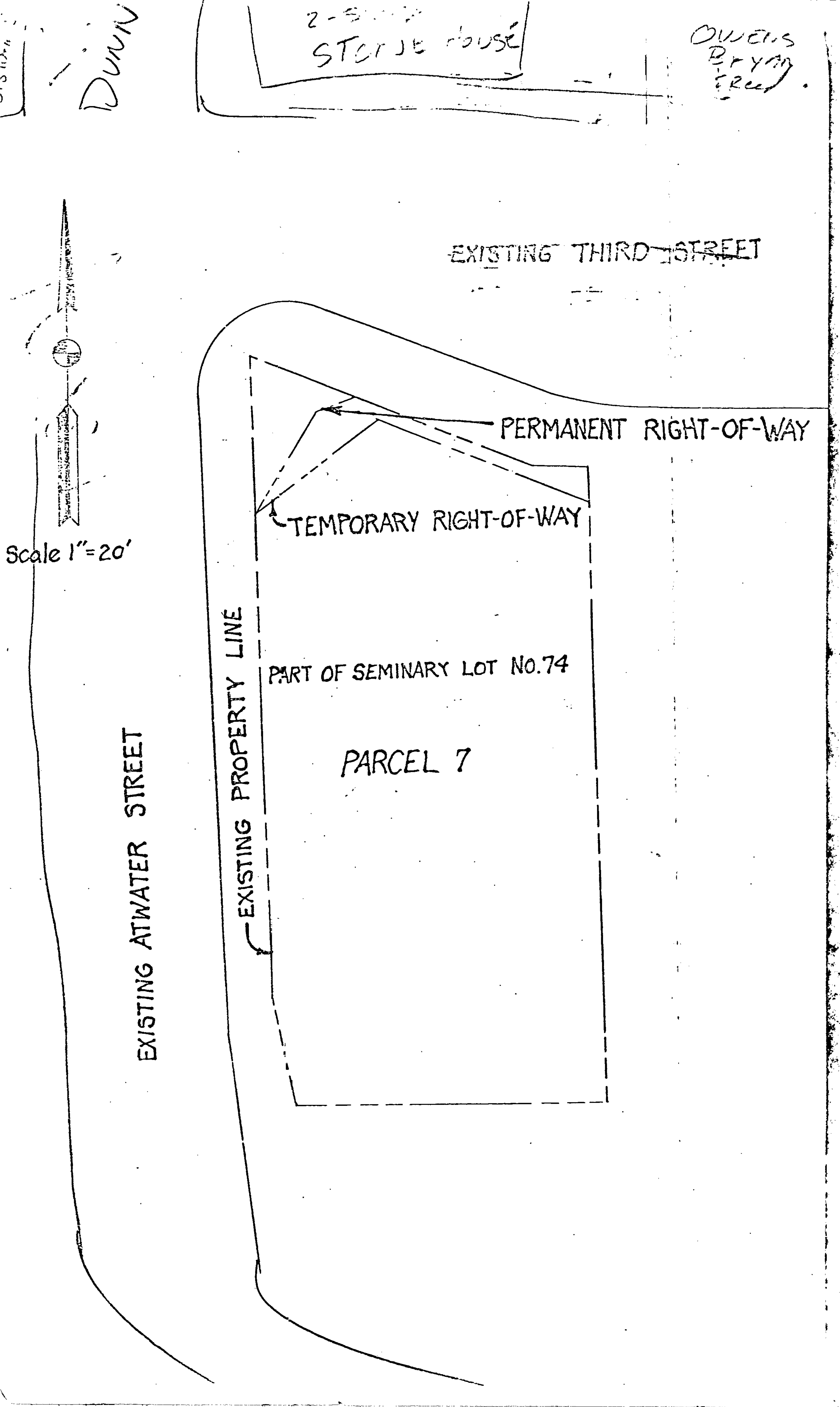
RECORDED
A.M. ____ P.M. 12:32
JAN 13 1993
RECORDER MONROE CO., IN

JOB NO. 1943
DATE 1-13-93
FOR Clair Gee
James L Antenen & Christine A. Antenen
OWNER OF RECORD

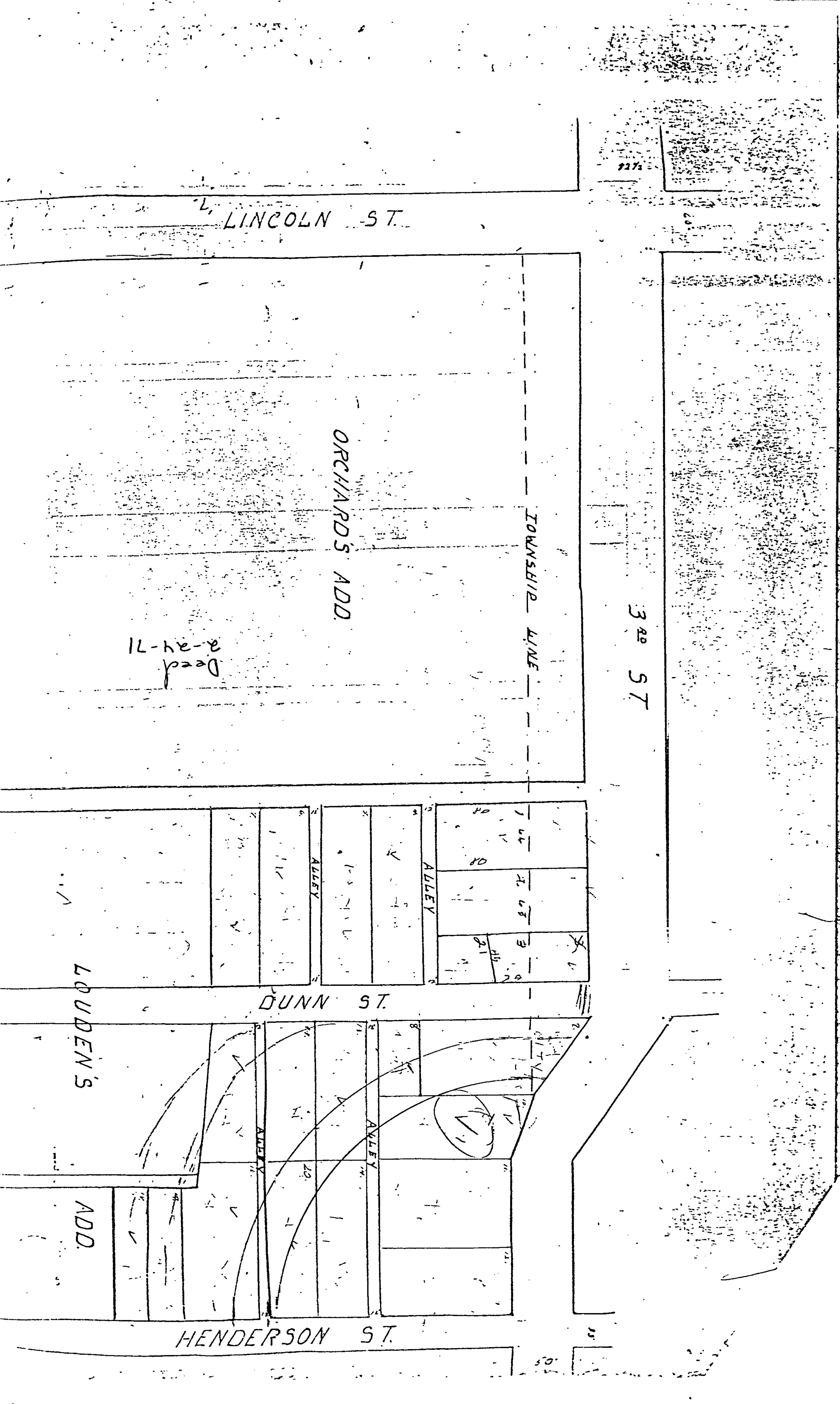
Prepared By:
Smith Quillman Associates, Inc.
SQ
CONSULTING ENGINEERS

4625 Morningside Drive
Post Office Box 155
Bloomington, Indiana 47402
Telephone 812 336-6536
FAX 812 336-0513

7301 E. 90th Street
Suite 103
Indianapolis, Indiana 46256
Telephone 317 841-9102
FAX 317 841-9120



Dunn
2-Story
Stone House
Owens Bryan Tree.
EXISTING THIRD STREET
PERMANENT RIGHT-OF-WAY
TEMPORARY RIGHT-OF-WAY
Scale 1"=20'
EXISTING PROPERTY LINE
PART OF SEMINARY LOT NO.74
PARCEL 7
EXISTING ATWATER STREET


LINCOLN ST.
ORCHARD'S ADD.
TOWNSHIP LINE
3RD ST
Deed
2-24-71
ALLEY
ALLEY
DUNN ST.
LOUDEN'S ADD.
CITY
ALLEY
ALLEY
HENDERSON ST.
50'

123/15ch

BOOK 5 PAGE 212

901392

RECORDED
A.M. ____ P.M. 2:06
JAN 2 2 1999
Jim Fielder
RECORDER MONROE CO., IN

1000 WEST, LLC (DR 476, PG 338)
(DR 477, PG 217)
CAITILIN KELLY (DR 372, PG 211)

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

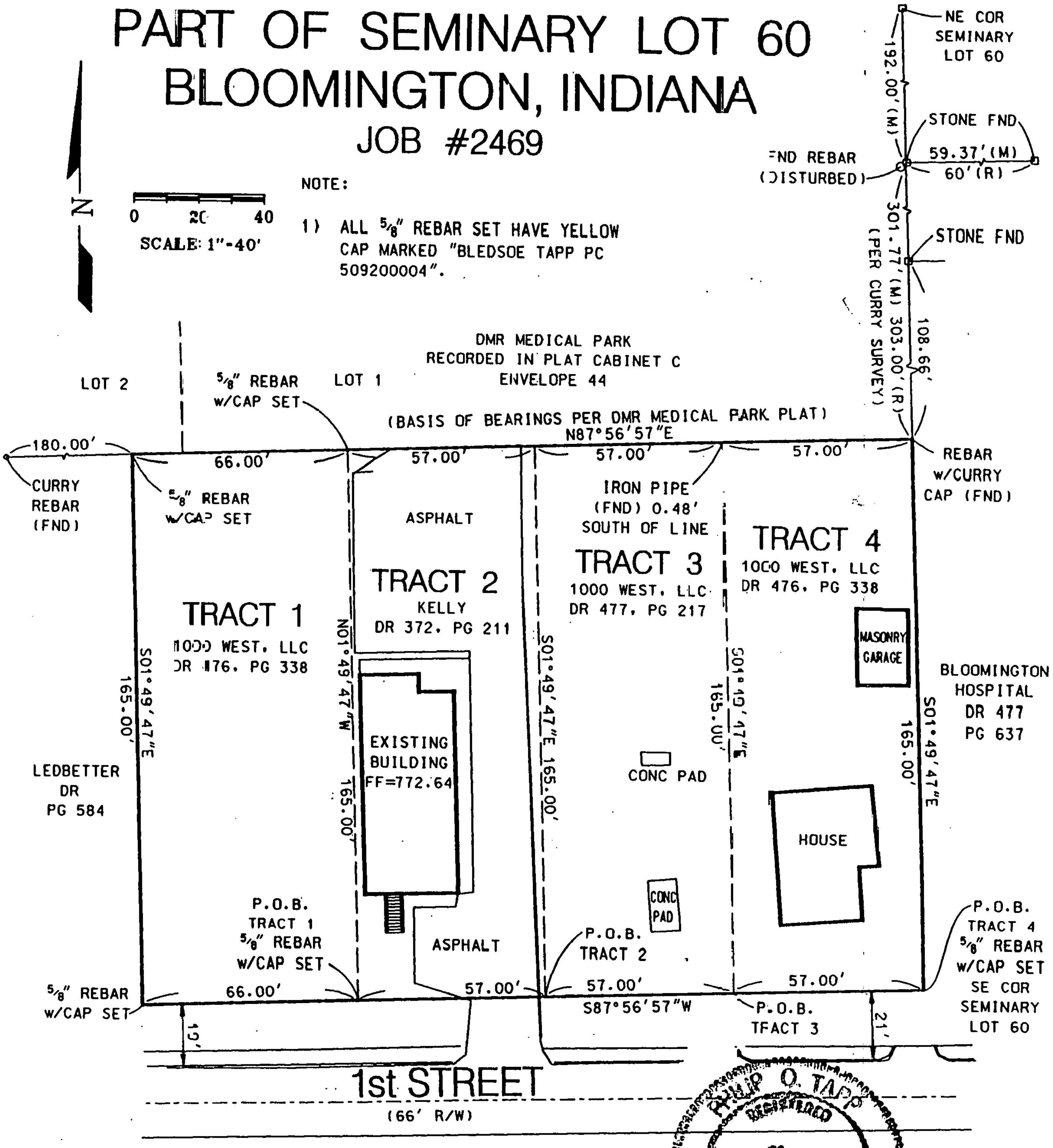
BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX: (812) 336-0817

BOUNDARY SURVEY
PART OF SEMINARY LOT 60
BLOOMINGTON, INDIANA
JOB #2469

NOTE:

1) ALL ⅝" REBAR SET HAVE YELLOW CAP MARKED "BLEDSOE TAPP PC 509200004".



N
0 20 40
SCALE: 1"-40'
NE COR SEMINARY LOT 60
192.00' (M)
STONE FND
59.37' (M)
60' (R)
FND REBAR (DISTURBED)
301.77' (M) 303.00' (R) (PER CURRY SURVEY)
STONE FND
108.66'
DMR MEDICAL PARK
RECORDED IN PLAT CABINET C
ENVELOPE 44
LOT 2
LOT 1
⅝" REBAR w/CAP SET
(BASIS OF BEARINGS PER DMR MEDICAL PARK PLAT)
N87°56'57"E
180.00'
CURRY REBAR (FND)
66.00'
57.00'
57.00'
57.00'
REBAR w/CURRY CAP (FND)
⅝" REBAR w/CAP SET
ASPHALT
IRON PIPE (FND) 0.48' SOUTH OF LINE
TRACT 1
1000 WEST, LLC
DR 476, PG 338
TRACT 2
KELLY
DR 372, PG 211
TRACT 3
1000 WEST, LLC
DR 477, PG 217
TRACT 4
1000 WEST, LLC
DR 476, PG 338
MASONRY GARAGE
S01°49'47"E
165.00'
N01°49'47"W
165.00'
S01°49'47"E 165.00'
S01°49'47"E
165.00'
S01°49'47"E
165.00'
EXISTING BUILDING FF=772.64
CONC PAD
CONC PAD
HOUSE
LEDBETTER
DR
PG 584
BLOOMINGTON HOSPITAL
DR 477
PG 637
P.O.B. TRACT 1
⅝" REBAR w/CAP SET
ASPHALT
P.O.B. TRACT 2
P.O.B. TRACT 4
⅝" REBAR w/CAP SET
SE COR SEMINARY LOT 60
⅝" REBAR w/CAP SET
66.00'
57.00'
57.00'
57.00'
S87°56'57"W
P.O.B. TRACT 3
19'
21'
1st STREET
(66' R/W)

FIELD WORK PERFORMED
12/93

SHEET 1 OF 4

PHILIP O. TAPP
No. LS00900014

1/21/99

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47403-5002
(812)336-8277
(812)384-1114
FAX: (812)336-0817

BOUNDARY
FOR
CALLI OFFICE
LEGAL DESCRIPTION
Job #2469

TRACT 1

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

COMMENCING at the Southeast corner of said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 171.00 feet to the point of beginning, marked by a 5/8-inch rebar with yellow cap; thence continuing SOUTH 87 degrees 56 minutes 57 seconds WEST, along said South line, 66.00 feet to a 5/8-inch rebar with yellow cap; thence NORTH 01 degree 49 minutes 47 seconds WEST, a distance of 165.00 feet to a 5/8-inch rebar with yellow cap on the South line of the DMR Medical Park; thence NORTH 87 degrees 56 minutes 57 seconds EAST, along said South line 66.00 feet to a 5/8-inch rebar with yellow cap; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.25 acres, more or less.

TRACT 2

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

COMMENCING at the Southeast corner said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 114.00 feet to the point of beginning; thence continuing SOUTH 87 degrees 56 minutes 57 seconds WEST, along said South line, 57.00 feet to a 5/8-inch rebar with yellow cap; thence NORTH 01 degree 49 minutes 47 seconds WEST a distance of 165.00 feet to a 5/8-inch rebar with yellow cap on the South line of the DMR Medical Park; thence NORTH 87 degrees 56 minutes 57 seconds EAST, along said South line 57.00 feet; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.22 acres, more or less.

TRACT 3

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

COMMENCING at the Southeast corner of said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 57.00 feet to the point of beginning; thence continuing SOUTH 87 degrees 56 minutes 57 seconds WEST, along said South line, 57.00 feet; thence NORTH 01 degree 49 minutes 47 seconds WEST, a distance of 165.00 feet to the South line of the DMR Medical Park; thence NORTH 87 degrees 56 minutes 57 seconds EAST, along said South line 57.00 feet; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.22 acres, more or less.

TRACT 4

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

BEGINNING at the Southeast corner of said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 57.00 feet; thence NORTH 01 degree 49 minutes 47 seconds WEST, a distance of 165.00 feet to the South line of the DMR Medical Park; thence NORTH 87 degrees 55 minutes 57 seconds EAST, along said South line 57.00 feet to a 5/8-inch rebar with yellow cap; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.22 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 21st day of January, 1999.

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

PHILIP O. TAPP
No. LS80900014

Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue
Bloomington, IN 47403-5002
(812)336-8277
(812)384-1114
FAX: (812)336-0817

REPORT OF SURVEY
#2469

In accordance with **Title 865, 1-12-1 through 1-12-29** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement *(Theoretical Uncertainty)*;

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

This survey was performed at the request of Michael Chambley with Miller Architects on behalf of the owner. The survey was done to monument the corners of the deed. There are four tracts contained in three deeds. They are in the name of 1000 West, LLC (Deed Record 476, page 338 and Deed Record 477, page 217) and Caitilin Kelly (Deed Record 372, page 211).

MONUMENTS FOUND:

1. Southeast corner Lot 1 and corner on Lot 2 of DMR Medical Park; rebar/cap (Curry)

2. Stones and rebars found on survey by Curry Job #109010

3. As-built location of the centerline of First Street

ESTABLISHMENT OF LINES AND CORNERS:

1. Held the Curry cap found at the Southeast corner of Lot 1, DMR Medical Park for our Northeast corner. Set the North line from this point along a line to the found rebar on Lot 2 of said DMR Medical Park. Held record distance for all four tracts.

2. Set East line from Northeast corner previously established along the prolongation of line from stone monuments found to the North. Set Southeast corner at record distance of 165.00 feet.

3. Set South line parallel to the North line at record distance and set West line parallel to East line at record distance.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

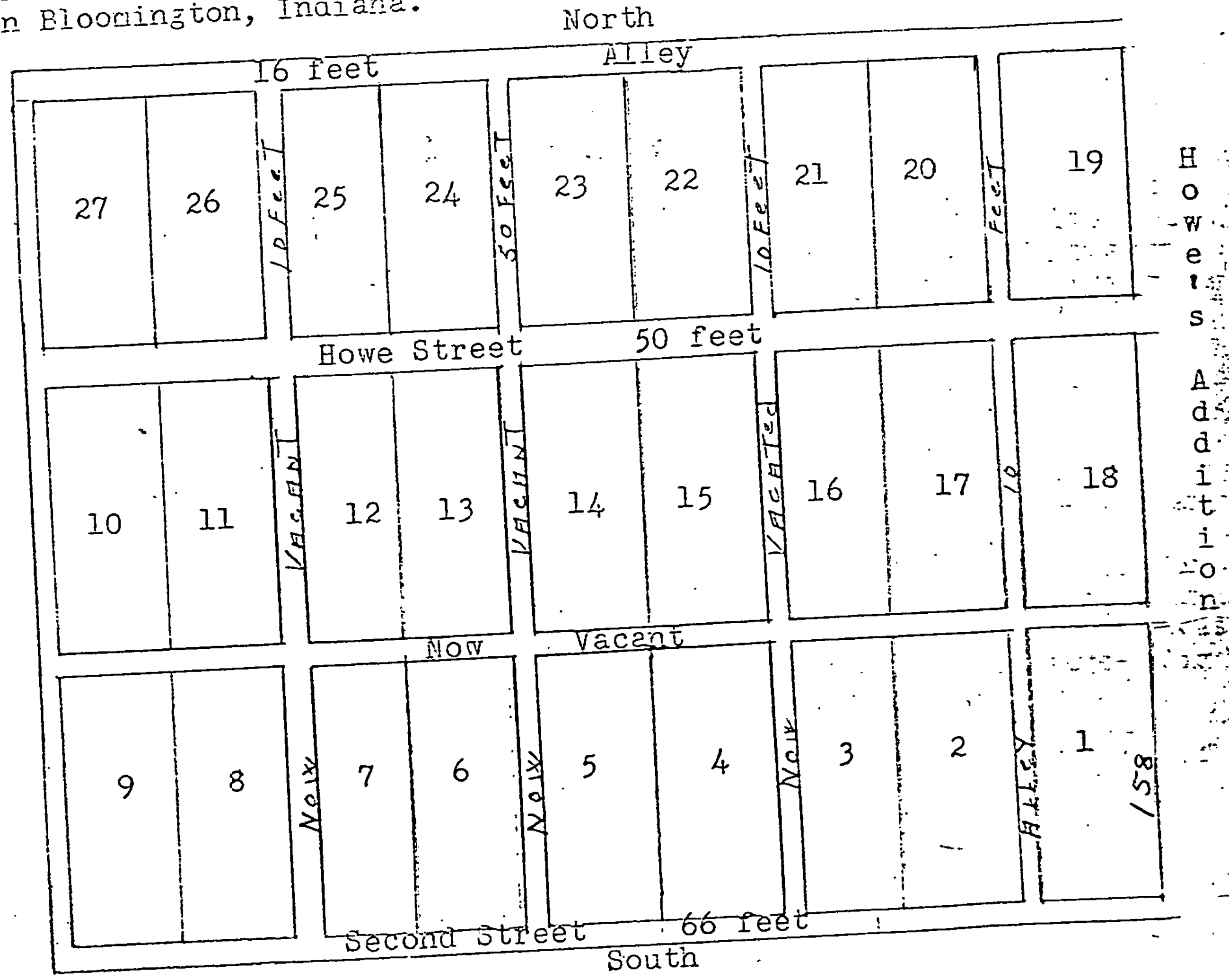
Due to *variances* in reference monuments; 1.23 feet in North-South direction, 0.25 feet in East-West direction.

Due to *discrepancies* in the record description; None.

Due to *inconsistencies* on lines of occupation; None.

REAL ESTATE TRANSFER
JAN 20 1981
Vi Simpson
Auditor Monroe County, Indiana

At page 36 of Plat Book 1 on file in the Recorder's Office of Monroe County, Indiana, appears the following Plat and description of East and Marshall's subdivision of Seminary Lot 47 of Seminary Addition in Bloomington, Indiana.


North
Alley
16 feet
27
26
10 Feet
25
24
50 Feet
23
22
10 Feet
21
20
Feet
19
Howe's Addition
Howe Street
50 feet
10
11
Vacant
12
13
Vacant
14
15
Vacated
16
17
10
18
Now Vacant
9
8
Now
7
6
Now
5
4
Now
3
2
Alley
1
158
Second Street
66 feet
South

For Plat and Resolutions vacation of certain Streets and Alleys in said Plat see Plat Book 2 Page 42. July 28, 1896..

East and Marshall's Addition

The above Plat represents East's and Marshall's subdivision of Seminary Lot No. 47 of Seminary Addition in Bloomington, Indiana.

The Plat is bounded on the East by Howe's Addition and on the South by Second Street. The Lots are all 60 feet wide and the length of same are marked in figures on the Plat. Alleys and Streets are also marked in figures to designate their width in feet. H. Henley, City Engineer.

William H. East, R. Marshall Owners.

State of Indiana, County of Monroe, SS: Before me a Notary Public in and for said County personally came William H. East and Robert Marshall and acknowledged the execution of the foregoing Plat for the purpose therein named.

William C. East
Notary Public

SEAL

Filed for Record June 4th, 1889 at 4 o'clock P. M.
D. Talbott
Recorder Monroe County, India

Note: Streets and Alleys are in Red Ink are now vacant.
See Plat Book 2, page 42.

BK 2 pg 404

312445

Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BEN E. BLEDSOE, L.S.
PHILIP O. TAPP, L.S.

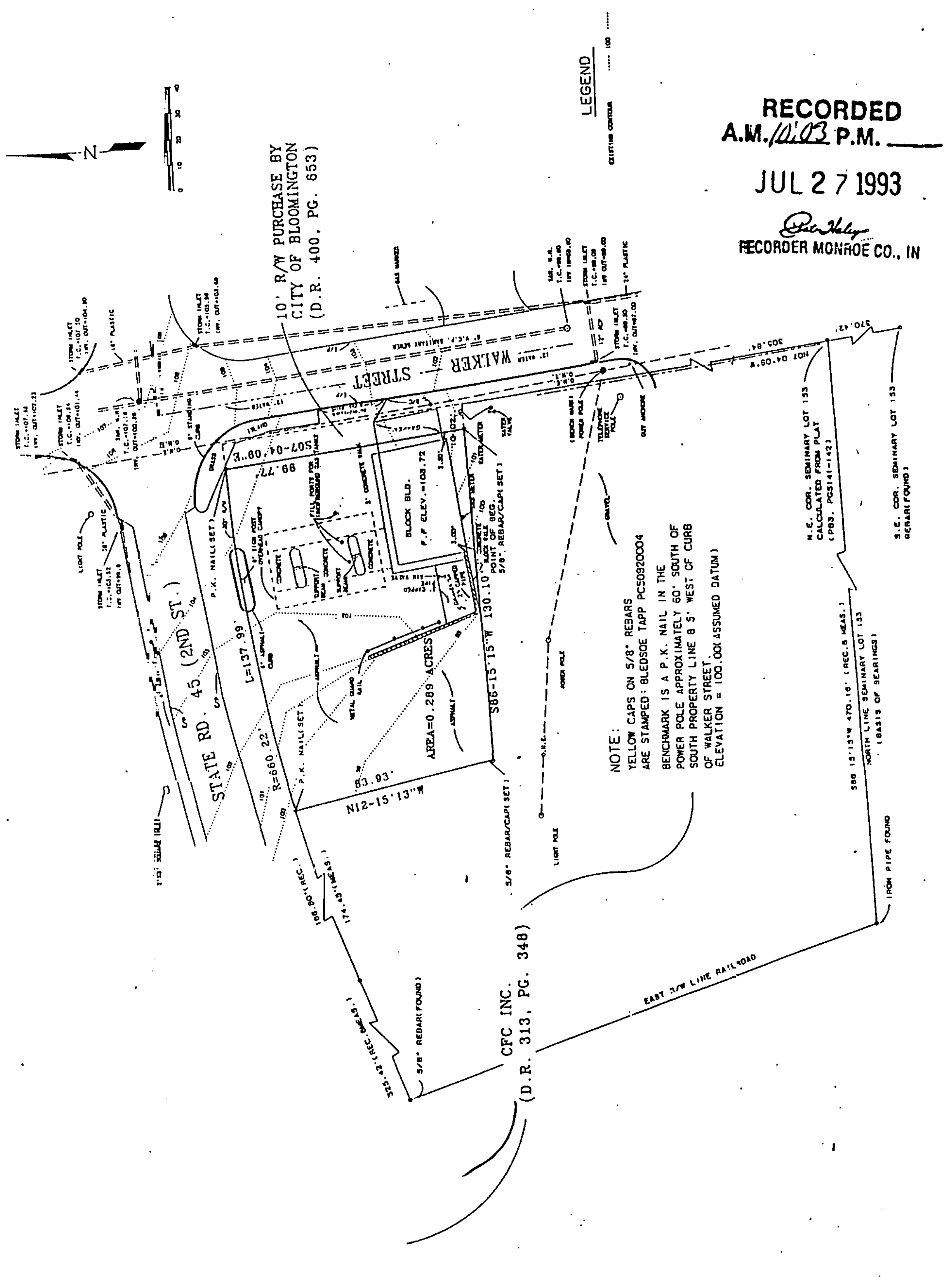
1602 West Third Street
Suite F
Bloomington, IN 47404
(812) 336-8277
FAX (812) 336-0817

Pt. Seminary Lot 153

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
SWIFTY OIL
BLOOMINGTON, INDIANA

OWNER:
CFC, Inc.

RECORDED
A.M. 10:03 P.M.
JUL 27 1993
RECORDER MONROE CO., IN


N
LEGEND
EXISTING CONTOUR
100
10' R/W PURCHASE BY CITY OF BLOOMINGTON (D.R. 400, PG. 653)
WALKER STREET
STATE RD. 45 (2ND ST.)
S07-04'08"W
99.77'
BLOCK BLD.
F.F ELEV.=103.72
AREA=0.289 ACRES
S86-15'15"W 130.10'
POINT OF BEG. 5/8" REBAR/CAP(SET)
N12-15'13"W
83.93'
L=137.99'
R=660.22'
P.K. NAIL(SET)
5/8" REBAR/CAP(SET)
106.90'(REC.)
174.43'(MEAS.)
325.42'(REC.& MEAS.)
5/8" REBAR(FOUND)
CFC INC. (D.R. 313, PG. 348)
EAST R/W LINE RAILROAD
IRON PIPE FOUND
S86 15'15"W 470.10'(REC.& MEAS.)
NORTH LINE SEMINARY LOT 153 (BASIS OF BEARINGS)
N.E. COR. SEMINARY LOT 153 CALCULATED FROM PLAT (PB3, PG141-142)
S.E. COR. SEMINARY LOT 153 REBAR(FOUND)
303.84'
370.42'
LIGHT POLE
POWER POLE
TELEPHONE SERVICE POLE
GUY ANCHOR
GRAVEL
ASPHALT
CONCRETE
GAS MARKER
STORM INLET

NOTE:
YELLOW CAPS ON 5/8" REBARS
ARE STAMPED: BLEDSOE TAPP PC50920004

BENCHMARK IS A P.K. NAIL IN THE
POWER POLE APPROXIMATELY 60' SOUTH OF
SOUTH PROPERTY LINE & 5' WEST OF CURB
OF WALKER STREET.
ELEVATION = 100.00(ASSUMED DATUM)

Page 1 of 2

Bk 2 pg 405

Report of Survey
Swifty Oil Boundary
Job #0048

Bledsoe Tapp & Co., Inc.
-Quality Land Surveying and Design Services-

In accordance with **Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) *Variances* in the reference monuments;
b) *Discrepancies* in record descriptions and plats;
c) *Inconsistencies* in lines of occupation and;
d) *Random Errors* in Measurement *(Theoretical Uncertainty)*;

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of Ted Griffith on behalf of Swifty Oil.

The survey is a part of Seminary Lots 152 & 145 to the City of Bloomington, Monroe County, Indiana.

The deed (Book 313, page 348) is in the name of CFC, Inc. with an unrecorded lease agreement to Swifty Oil.

Corners Found:
- Southeast corner of Seminary Lot 153, rebar.
- Northwest corner of Medical Offices plat, iron pipe.
- Northwest corner of CFC, Inc. property (DR 313, page 348), rebar.
- Right-of-Way stakes for new right-of-way take by City of Bloomington, wood hubs.

Deed Analysis:
The subject deed for the lease agreement has a misclosure of 6'. The acreage computed 0.289 acres (as corrected description).

The description has been modified in order to utilize existing monumentation and controlling calls in the original description.

There exists a 7' gap between the monuments for the right-of-way take by the City of Bloomington and the description. The right-of-way monuments (wooden hubs) are in conflict with monumentation found to the south on the Medical Offices plat.

Establishment of Lines;
East Line - The Northeast corner was set on the South right-of-way of 2nd Street (30' r/w) and 10' west of the prolongation of the East line of Seminary Lots 152, 153 and 145. The Southeast corner was set at the record distance south of the South right-of-way of 2nd Street and 10' west of the prolongation of said Seminary Lots.

South Line - The Southwest corner was set at record distance from the Southeast corner on a line parallel with the South line of Seminary Lot 152.

North Line - The Northwest corner was set at the record distance on the South right-of-way line of 2nd Street.

West Line - Set between the Southwest and Northwest corners previously described. The distance along this line was modified from the original description to allow the description to close.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments, 7' in east-west direction. Discrepancy from proposed right-of-way monuments to existing monuments on Medical Offices plat.

Due to *discrepancies* in record information, 6' from deed misclosure.

Due to *inconsistencies* in lines of occupation, none.

Swifty Oil Description
Job #0048

A part of Seminary Lots 145 and 152 to the City of Bloomington, in Monroe County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of Seminary Lot 153; thence NORTH 07 degrees 04 minutes 09 seconds WEST along the East line of Seminary Lot 152 a distance of 305.94 feet; thence SOUTH 86 degrees 15 minutes 15 seconds WEST 10.02 feet to a 5/8" rebar and the point of beginning; said point being on the West right-of-way of Walker Street; thence continuing SOUTH 86 degrees 15 minutes 15 seconds WEST parallel with the South line of Seminary Lot 152 130.10 feet to a 5/8" rebar; thence NORTH 12 degrees 15 minutes 13 seconds WEST 83.93 feet to the South right-of-way of State Road 45 and a p.k. nail; said point being on a non-tangent curve concave to the south and having a radius bearing SOUTH 17 degrees 17 minutes 43 seconds EAST 660.22 feet; thence northeasterly through a central angel of 11 degrees 58 minutes 30 seconds a distance of 137.99 feet to a p.k. nail at the intersection of the South right-of-way of State Road 45 and the West right-of-way of Walker Street; thence SOUTH 07 degrees 04 minutes 09 seconds EAST along the said West right-of-way 99.77 feet to the point of beginning, containing 0.289 acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.
Evidence of easements have not been located in the field and are not shown on this survey drawing. Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was prepared in office from record information either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 30th day of December, 1992.

Philip O. Tapp
Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

No. LS80900014

Page 2 of 2

303186

Book 2 Page 296

SURVEYOR'S AFFIDAVIT

STATE OF INDIANA)
)SS:
COUNTY OF MONROE)

Gary Cobb, being first duly sworn upon his oath, deposes and says:

1. That he is a registered land surveyor RLS Indiana S8377;

2. That Daniel Steinmetz took title to the following described real estate by deed from Roland Nobis dated December 20, 1985, recorded January 9, 1986 in Deed Record 321, pages 385-387, in the office of the Recorder of Monroe County, Indiana.

Tract 1

RECORDED
A.M. 11:35 P.M.
MAR 03 1993
Recorder
RECORDER MONROE CO., IN

A part of Seminary Lot Number One Hundred Fifty-four (154) near the City of Bloomington, in Monroe County, Indiana, bounded as follows, to-wit: Beginning at a point on the South right-of-way line of State Highway #45 measuring Five (5) feet South and One Hundred Six and Seventy-five Hundredths (106.75) feet South eighty-five (85) degrees three (03) minutes East of the Northwest corner of said Seminary Lot; thence South and parallel with the East line of the Highway known as Adams Street running North and South along the West boundary line of said Seminary Lot for One Hundred (100) feet; thence North eighty-five (85) degrees three (03) minutes West and parallel to the South right-of-way line of said State Highway #45 for One Hundred (100) feet to a point on the East line of Adams Street measuring One Hundred Five (105) feet South from the Northwest corner of said Seminary Lot measuring along the West line thereof; thence running South on and along the East line of said Highway known as Adams Street and the West line of said Seminary Lot for One hundred Forty-eight (148) feet and to the North line of that part of said Seminary Lot conveyed by Frank Groh and Sara Groh, husband and wife, to Marion Hendricks and Gladys Hendricks, husband and wife, by deed dated June 26, 1948, as shown in Deed Record 105, page 78, in the office of the Recorder of Monroe County, Indiana; thence East along said North line One Hundred Fifty-eight and One-half (158 1/2) feet; thence North Two Hundred Forty-eight (248) feet to the center of the driveway referred to in Deed executed by Frank Groh to Marion Hendricks and Gladys Hendricks, husband and wife, dated January 16, 1952, and recorded in Deed Record 111 at pages 185-186 in the office of the Recorder of Monroe County, Indiana; thence West Fifty-one and Twenty-five Hundredths (51.25) feet, more or less, to the point of beginning.

Subject to an easement for the use of a driveway Fifteen (15) feet in width over and across the entire East side of the above-described lot as a means of ingress and egress to adjoining land.

Tract 2

A part of Seminary Lot Number One Hundred Fifty-four (154) in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Five (5) feet South and Six and Seventy-five Hundredths (6.75) feet East of the Northwest corner of said Lot Number One Hundred Fifty-four (154); thence along the South right-of-way line of State Highway No. 45 South eighty-five (85) degrees three (03) minutes East for a distance of One Hundred (100) feet; thence South and parallel with the present East line of Adams Street for a distance of One Hundred (100) feet; thence North eight-five (85) degrees three (03) minutes West and parallel to the South right-of-way line of State Highway No. 45 for a distance of One Hundred (100) feet to a point on the East line of Adams

Street; thence North along the East line of Adams Street for a distance of One Hundred (100) feet to the place of beginning; together with all rights, reversionary or otherwise, in the abutting highway. street and any alley.

Tract 3

A part of Seminary Lot Number One Hundred Fifty-four (154) in Monroe County, Indiana, described as follows, to-wit: Beginning at a point on the North line of said Lot Number One Hundred Fifty-four (154), measuring One Hundred Forty-eight and One-half (148 1/2) feet East of the Northwest corner thereof, and on the centerline of an existing driveway; running thence South Two Hundred Fifty-three (253) feet; thence East Sixty-six (66) feet; thence North Two Hundred Fifty-three (253) feet, and to the North line thereof; thence running West on said North line Sixty-six (66) feet and to the point of beginning.

3. That he prepared a survey of the real estate under date of February 18, 1993 more particularly describing said real estate as follows:

A part of Seminary Lot No. 154 in the City of Bloomington, in Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 5.00 feet South and 6.75 feet East of the Northwest corner of said Seminary Lot No. 154; thence running East for 141.75 feet; thence North 04 degrees 57 minutes West for 5.00 feet to a point 148.50 feet east of the northwest corner of said Seminary lot; thence East for 66.00 feet, thence South 04 degrees 57 minutes East for 253.00 feet; thence West for 207.75 feet and to the apparent right-of-way of Adams Street; thence along said right-of-way North 04 degrees 57 minutes West for 248.00 feet and to the point of beginning. Containing in all 1.19A, more or less.

4. That the real estate described as Tracts 1, 2, and 3 in the above-described deed in Item 2 above is one and the same as the real estate described in the survey dated February 18, 1993, prepared by Gary Cobb, RLS Indiana S8377, described in item 3 above.

Further, affiant saith not.

Gary Cobb
Gary Cobb

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary Cobb and acknowledged the execution of the foregoing Surveyor's Affidavit.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19 day of February, 1993.

Judith A. Lockhart
Notary Public

Judith A. Lockhart
Printed Name

My Commission Expires:
2-22-96

Residing in Monroe County

This instrument prepared by Steven K. Emery, Attorney at Law, Harrell, Coyne & Emery, A Professional Corporation 205 North College Avenue, Suite 400, Bloomington, IN 47404
Fk93-08.3

EXHIBIT "A"

BK 2 pg 293

BLOOMINGTON ENGINEERING COMPANY
SURVEY ENGINEERING
R.R #1, BOX 113A
SOLSBERRY, INDIANA 47459
PHONE 812-876-6642

SECOND & ADAMS SITE LEGAL DESCRIPTION:

A PART OF SEMINARY LOT NO. 154 IN THE CITY OF BLOOMINGTON, IN MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 5.00 FEET SOUTH AND 6.75 FEET EAST OF THE NORTHWEST CORNER OF SAID SEMINARY LOT NO. 154, THENCE RUNNING EAST FOR 141.75 FEET; THENCE N04°-57'W FOR 5.00 FEET TO A POINT 148.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SEMINARY LOT, THENCE EAST FOR 66.00 FEET, THENCE S04°-57'E FOR 253.00 FEET, THENCE WEST FOR 207.75 FEET AND TO THE APPARENT RIGHT-OF-WAY OF ADAMS STREET, THENCE ALONG SAID RIGHT-OF-WAY N04°-57'W FOR 248.00 FEET AND TO THE POINT OF BEGINNING. CONTAINING IN ALL 1.19 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS 12.00 FEET IN WIDTH LYING ON THE WEST SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SEMINARY LOT MEASURING 214.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SEMINARY LOT, THENCE S04°-57'E PARALLEL TO THE WEST LINE OF SAID SEMINARY LOT FOR 253.00 FEET.

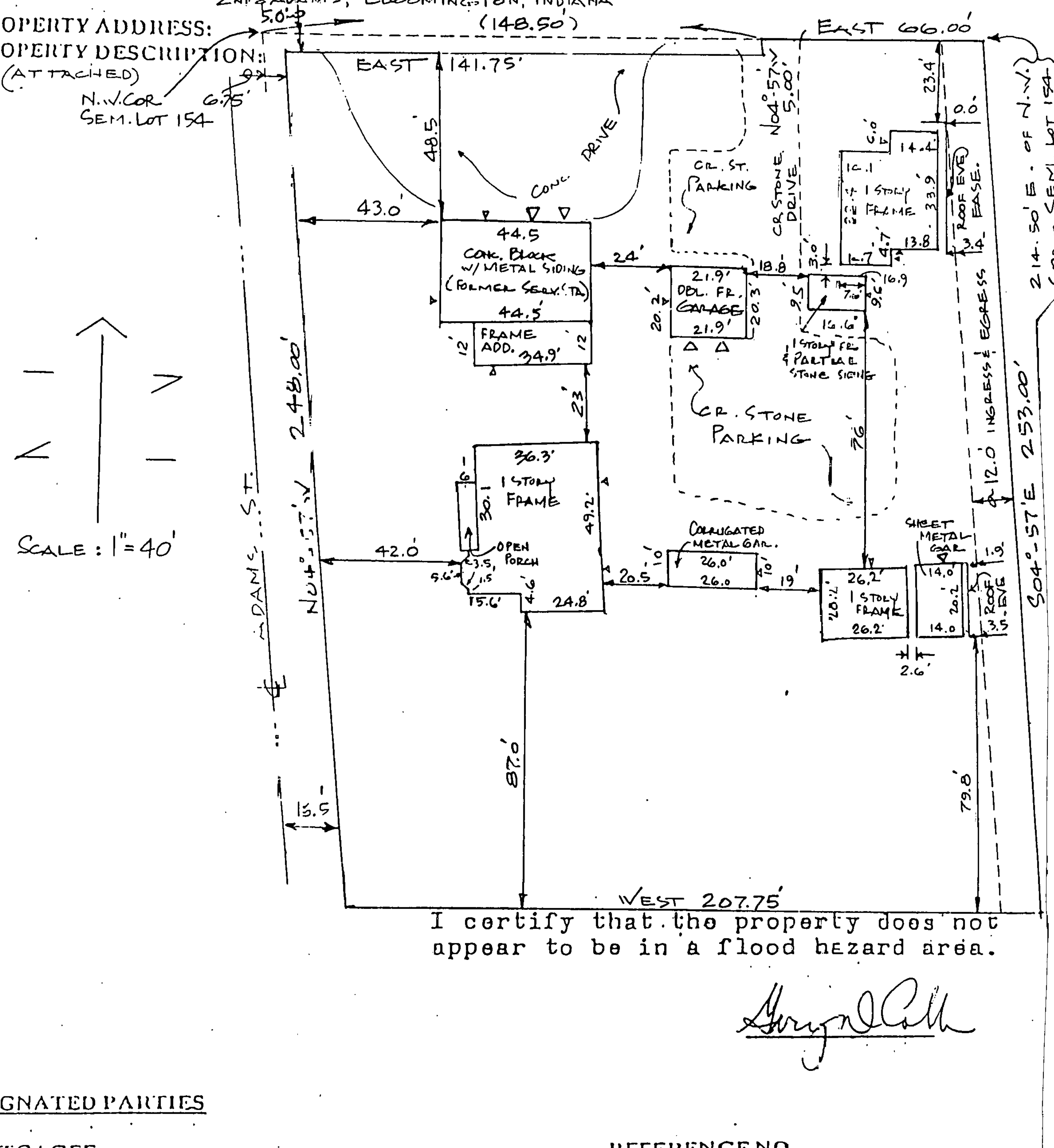
DESCRIPTION PREPARED FROM A SURVEY CONDUCTED UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS A REVISION OF A COMPOSITE DESCRIPTION (D.R. 321, P.386) IN ORDER TO ESTABLISH THE EAST BOUNDARY LINE AT 214.50 FEET EAST OF THE NORTHWEST CORNER:

Gary D Cobb
GARY D. COBB, R.L.S. # S0377
FEBRUARY 18, 1993

BK 2 pg 294

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 2ND & ADAMS, BLOOMINGTON, INDIANA
PROPERTY DESCRIPTION: (ATTACHED)


5.0'
(148.50')
EAST 66.00'
EAST 141.75'
N.W. COR. SEM. LOT 154
6.75'
N04°57'W 5.00'
23.4'
0.0'
214.50' E. of N.W. COR. SEM. LOT 154
48.5
CONC. DRIVE
CR. ST. PARKING
CR. STONE DRIVE
14.4
16.1
6.0
1 STORY FRAME
33.9
13.8
4.7
1.7
3.0
ROOF EVE EASE.
3.4'
43.0'
44.5
CONC. BLOCK W/ METAL SIDING (FORMER SERV. STA.)
44.5'
24'
21.9'
DBL. FR. GARAGE
20.2'
20.3'
21.9'
18.8
9.5
7.0
9.6'
16.9
16.6'
1 STORY FR. & PARTIAL STONE SIDING
12.0 INGRESS & EGRESS
S04°57'E 253.00'
FRAME ADD.
34.9'
12
12
23
CR. STONE PARKING
76'
36.3'
1 STORY FRAME
6'
30.1
49.2'
248.00'
N04°57'W
ADAMS ST.
SCALE: 1"=40'
42.0'
OPEN PORCH
3.5
5.6'
1.5
15.6'
4.6
24.8'
CORRUGATED METAL GAR.
10'
26.0'
26.0
20.5
19'
26.2'
20.2'
1 STORY FRAME
26.2'
SHEET METAL GAR.
14.0
20.2
14.0
1.9'
ROOF EVE
3.5
2.6'
87.0'
15.5
79.8'
WEST 207.75'

I certify that the property does not appear to be in a flood hazard area.

DESIGNATED PARTIES

MORTGAGEE OR ASSIGNEES: REFERENCE NO.
ITLE CO.: REFERENCE NO.
OTHER:

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I upervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION EPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. HE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE NDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE PECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED AND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND ITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR OCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land urveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

ERTIFICATION DATE 2/18/93

URVEYORS SIGNATURE

URVEYORS JOB NO.

GARY D. CORK

SEAL

Jim Fielder
Monroe County Recorder IN
IN 2000017788 SURVEY
10/24/2000 09:31:37 1 PGS
Filing Fee: $18.00

SURVEYOR'S REPORT
FOR
ROGERS PROPERTY MANAGEMENT

In accordance with Title 865, Article 1.1, Chapter 12 (formerly Rule 13) Sections 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

A). (Variances) in the reference monuments
B). (Discrepancies) in the record description and plats
C). (Inconsistencies) in lines of occupation and:
D). (Random Errors) in measurement (theoretical uncertainty)

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specification for a Class "B" survey (+/- 0.25 feet) as defined in I.A.C. 865.

SUBJECT PROPERTY:

An ALTA survey was performed on the property owned by Rogers Property Management L.L.P. (D. R. 348, Pg. 68, D. R. 336, Pg. 372 and D. R. 424, Pg. 477) in the office of the Recorder of Monroe County, Indiana. This property is located in Seminary Lot 38 in the City of Bloomington, Indiana.

REFERENCE MONUMENTS:

1). A ⅝" rebar was found at the northwest corner of out Lot 8 and on the south right-of-way of 1st Street. This rebar was accepted and held.

2). A railroad spike was found on the south right-of-way of 1st Street and on the west side of an alley. This spike was accepted and held. The variance between record vs. measured between said corner and the corner described in Line #1 is 16.50 vs. 16.48, respectively.

3). A railroad spike was found marking [illegible] point of said alley. This spike was accepted and held. The variance between record vs. measured between said spike and the spike [illegible] respectively.

4). A railroad spike was found marking the northeast corner of (D. R. 126, Pg. 185) and the south line of said alley. This spike was accepted and held. The variance between record vs. measured between said spike and the spike described in Line #3 is 225.00 vs. 224.96, respectively.

5). The back of the sidewalk running north and south was found to be on the east right-of-way of Rogers Street. The back of the sidewalk was accepted and held as said east right-of-way. The variance between record vs. measured between said walk and the spike described in Line #2 is 407.21 vs. 406.98, respectively.

LINES OF OCCUPATION:

1). A curb line was found running east and west along the north line of D. R. 376, Pg. 372. This curb line is 0.22 - 1.77 feet south of said north line. No uncertainties are associated with this line.

2). A chain link fence was found running east and west along the west line of D. R. 376, Pg. 372. This fence is 7.33 - 9.50 feet north of said west line. No uncertainties are associated with this line.

3). A chain link fence was found running east and west along D. R. 424, Pg. 477. This fence is 0.40 feet south - 1.74 feet north of said north line. No uncertainties are associated with this line.

4). A chain link fence was found running north and south along the west line of (D. R. 424, Pg. 477). This fence is 1.08 - 1.98 feet east of said west line. No uncertainties are associated with this line.

5). A wood privacy fence was found running north and south along the east line of (D. R. 348, Pg. 68). The fence is 5.31 - 5.65 feet east of said east line. No uncertainties are associated with this line.

6). A wood privacy fence was found running east and west along the north line of (D. R. 348, Pg. 68). This fence is 0.40 - 1.30 feet north of said north line. No uncertainties are associated with this line.

7). A sidewalk running north and south along the west line of (D. R. 336, Pg. 372 and D. R. 348, Pg. 68). This sidewalk is 0.00 - 0.09 feet east of said west line. No uncertainties are associated with this line.

RECORD DESCRIPTIONS:

1). No descrepancies were found with the record description of the subject property.

2). Some uncertainties are associated with the adjacent descriptions due to the lead in calls call from different corner of Seminary Lot 38.

The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. The qualification will be removed upon receipt and inspection of current title work.

RECORD LEGAL DESCRIPTION
FOR
ROGERS PROPERTY MANAGEMENT, ALTA

TRACT 1: A part of Seminary Lot Number 38 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point that is 388.50 feet South of the Northwest corner of said Seminary Lot No. 38 and on the East right-of-way of Rogers Street; thence running South and with said right-of-way for 52.14 feet; thence East for 150.00 feet; thence North for 52.14 feet; thence West for 150.00 feet and to the Point of Beginning.

TRACT 2: A part of Seminary Lot 38 in Bloomington, Indiana, described as follows: Beginning at a point that is 164.00 feet South of the North line of said Seminary Lot 38 and [illegible] feet East of the West line of said Seminary Lot 38, said point being on the East right-of-way of South Rogers Street; thence South 89 degrees 42 minutes East (assumed bearing) parallel to the North line of said Seminary Lot 38 for a distance of 109.00 feet; thence South, parallel to the West line of said Seminary Lot 38, for a distance of 14.50 feet; thence South 89 degrees 42 minutes East for a distance of 54.65 feet; thence South for a distance of 37.64 feet; thence North 89 degrees 42 minutes West for a distance of 16.44 feet; thence South for a distance of 120.00 feet; thence South 89 degrees 42 minutes East for a distance of 177.79 feet; thence South for a distance of 104.28 feet; thence North 89 degrees 42 minutes West for a distance of 175.00 feet; thence North for a distance of 52.14 feet; thence North 89 degrees 42 minutes West for a distance of 150.00 feet to a pint on the East right-of-way of aforesaid South Rogers Street; thence North over and along the East right-of-way of said South Rogers Street for a distance of 224.28 feet to the place of beginning., containing 1.182 acres, more or less

TRACT 3: Lot Number Fourteen (14) and Fifteen (15) in the Stull Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof.

TO: Rogers Property Management, LLP, Bank One, N.A., Old Republic National Title Insurance Company.

Easements have been located as per Old Republic National Title Insurance Company; Title Commitment Number 99-229.

SURVEY LEGAL DESCRIPTION
FOR
ROGERS PROPERTY MANAGEMENT, ALTA

TRACT #1: A part of Seminary Lot #38 in the City of Bloomington, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner or Seminary Lot #38; thence NORTH 89 degrees 49 minutes 37 seconds East 27.79 feet to the east right-of-way of Rogers Street; thence SOUTH 00 degrees 30 minutes 30 seconds East along said right-of-way 387.74 feet to a ⅝" rebar with cap set at the Point of Beginning; thence continuing SOUTH 00 degrees 30 minutes 30 seconds East along said east right-of-way 52.14 feet to a ⅝" rebar with cap set; thence NORTH 89 degrees 49 minutes 40 seconds East 150.00 feet to a ⅝" rebar with cap set; thence NORTH 00 degrees 30 minutes 30 seconds West 52.14 feet to a ⅝" rebar with cap set; thence SOUTH 89 degrees 49 minutes 40 seconds West 150.00 feet to the POINT OF BEGINNING, containing 0.18 acres, more or less.

TRACT #2: A part of Seminary Lot #38 in Bloomington, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of said Seminary lot; thence NORTH 89 degrees 49 minutes 40 seconds East along the north line of said Seminary lot 27.79 feet to the east right-of-way of Rogers Street; thence SOUTH 00 degrees 30 minutes 30 seconds EAST along said right-of-way 164.00 feet to a ⅝" rebar with cap set and the POINT OF BEGINNING; thence NORTH 89 degrees 49 minutes 40 seconds East parallel to the north line of said Seminary Lot 38 109.00 feet to a Rebar set; thence SOUTH 00 degrees 30 minutes 30 seconds East parallel to the east right-of-way of Rogers Street 14.50 feet to a MAG Nail set; thence NORTH 89 degrees 49 minutes 40 seconds East 54.65 feet to a ⅝" rebar with cap set; thence SOUTH 00 degrees 30 minutes 30 seconds East 37.64 feet to a ⅝" rebar with cap set; thence SOUTH 89 degrees 49 minutes 40 seconds West 16.44 feet; thence SOUTH 00 degrees 30 minutes 30 seconds East 119.46 feet to a ⅝" rebar with cap set; thence NORTH 89 degrees 49 minutes 40 seconds East 177.79 feet to a ⅝" rebar with cap set; thence SOUTH 00 degrees 30 minutes 30 seconds East 104.28 feet to a mag nail; thence SOUTH 89 degrees 49 minutes 40 seconds West 175.00 feet to a ⅝" rebar with cap set; thence NORTH 00 degrees 30 minutes 30 seconds West 52.14 feet to a ⅝" rebar with cap set; thence SOUTH 89 degrees 49 minutes 40 seconds West 150.00 feet to a ⅝" rebar with cap set; thence NORTH 00 degrees 30 minutes 30 seconds West 223.74 feet to the POINT OF BEGINNING, containing 1.18 acres, more or less.

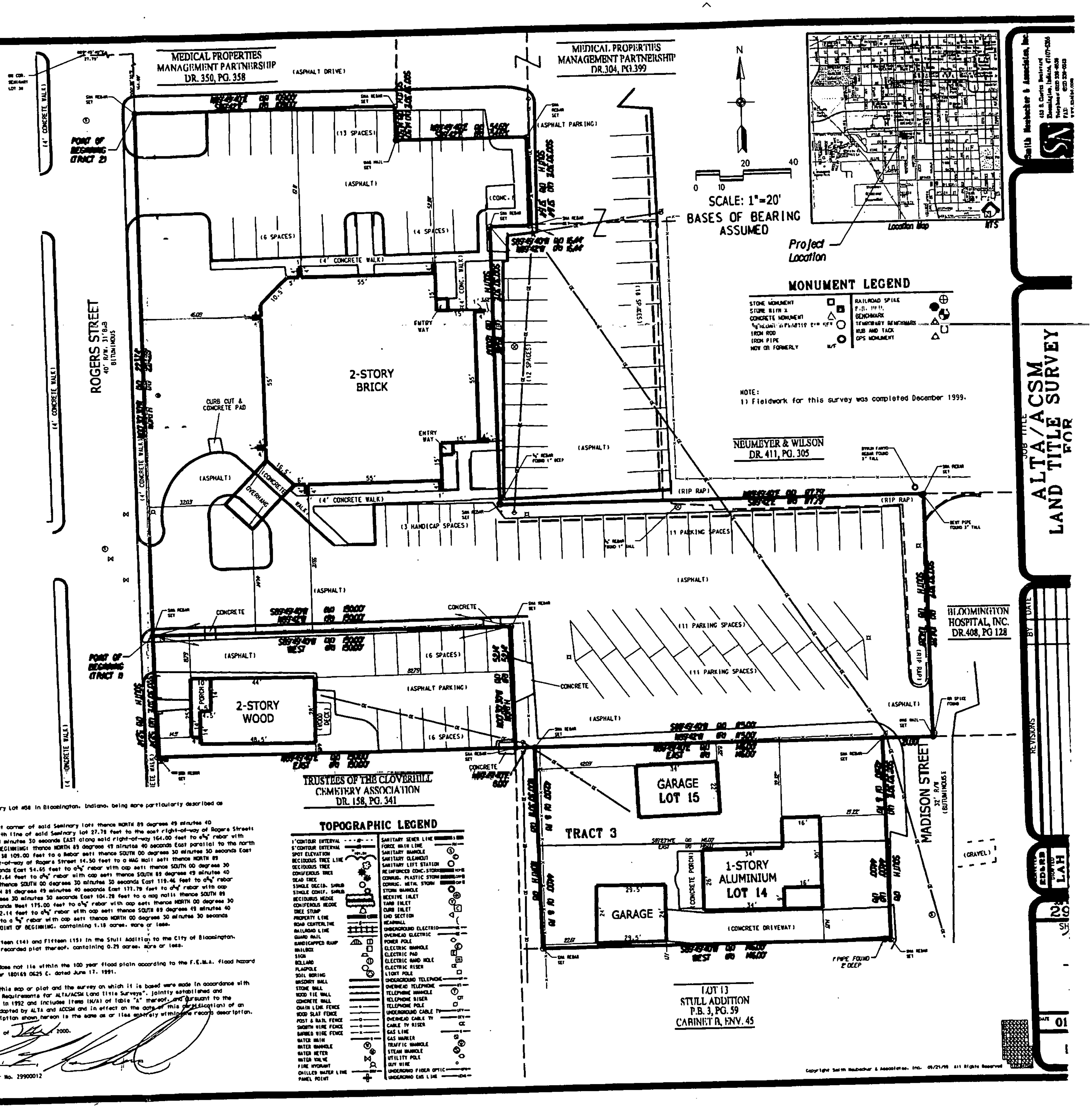
TRACT #3: Lot Number Fourteen (14) and Fifteen (15) in the Stull Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof, containing 0.29 acres, more or less.

The subject real estate does not lie within the 100 year flood plain according to the F.E.M.A. flood hazard map Community Panel Number 180169 0625 C, dated June 17, 1991.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992 and includes items (N/A) of Table "A" thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey. The description shown hereon is the same as or lies entirely within the record description.

Certified this 24 day of July, 2000.

Eric L. Deckard
Registered Land Surveyor No. 29900012
State of Indiana


MEDICAL PROPERTIES MANAGEMENT PARTNERSHIP DR. 350, PG. 358
MEDICAL PROPERTIES MANAGEMENT PARTNERSHIP DR. 304, PG. 399
(ASPHALT DRIVE)
(ASPHALT PARKING)
POINT OF BEGINNING (TRACT 2)
POINT OF BEGINNING (TRACT 1)
(13 SPACES)
(6 SPACES)
(4 SPACES)
(ASPHALT)
(CONC.)
(4' CONCRETE WALK)
ROGERS STREET 40' R/W, 31'B-B BITUMINOUS
2-STORY BRICK
ENTRY WAY
CURB CUT & CONCRETE PAD
OVERHANG
(3 HANDICAP SPACES)
(11 PARKING SPACES)
(RIP RAP)
NEUMEYER & WILSON DR. 411, PG. 305
2-STORY WOOD
(ASPHALT PARKING)
TRUSTEES OF THE CLOVERHILL CEMETERY ASSOCIATION DR. 158, PG. 341
GARAGE LOT 15
TRACT 3
1-STORY ALUMINIUM LOT 14
GARAGE
(CONCRETE DRIVEWAY)
MADISON STREET 32' R/W (BITUMINOUS)
(GRAVEL)
BLOOMINGTON HOSPITAL, INC. DR.408, PG 128
LOT 13 STULL ADDITION P.B. 3, PG. 59 CABINET B, ENV. 45
SCALE: 1"=20'
BASES OF BEARING ASSUMED
Project Location
Location Map
NTS
MONUMENT LEGEND
STONE MONUMENT
STONE WITH X
CONCRETE MONUMENT
IRON ROD
IRON PIPE
NOW OR FORMERLY N/F
RAILROAD SPIKE
BENCHMARK
TEMPORARY BENCHMARK
HUB AND TACK
GPS MONUMENT
NOTE:
1) Fieldwork for this survey was completed December 1999.
TOPOGRAPHIC LEGEND
1' CONTOUR INTERVAL
5' CONTOUR INTERVAL
SPOT ELEVATION
DECIDUOUS TREE LINE
DECIDUOUS TREE
CONIFEROUS TREE
DEAD TREE
SINGLE DECID. SHRUB
SINGLE CONIF. SHRUB
DECIDUOUS HEDGE
CONIFEROUS HEDGE
TREE STUMP
PROPERTY LINE
ROAD CENTERLINE
RAILROAD LINE
GUARD RAIL
HANDICAPPED RAMP
MAILBOX
SIGN
BOLLARD
FLAGPOLE
SOIL BORING
MASONRY WALL
STONE WALL
WOOD TIE WALL
CONCRETE WALL
CHAIN LINK FENCE
WOOD SLAT FENCE
POST & RAIL FENCE
SMOOTH WIRE FENCE
BARBED WIRE FENCE
WATER MAIN
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
CHILLED WATER LINE
PANEL POINT
SANITARY SEWER LINE
FORCE MAIN LINE
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY LIFT STATION
REINFORCED CONC. STORM
CORRUG. PLASTIC STORM
CORRUG. METAL STORM
STORM MANHOLE
BEEHIVE INLET
YARD INLET
CURB INLET
END SECTION
HEADWALL
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
ELECTRIC MANHOLE
ELECTRIC PAD
ELECTRIC HAND HOLE
ELECTRIC RISER
LIGHT POLE
UNDERGROUND TELEPHONE
OVERHEAD TELEPHONE
TELEPHONE MANHOLE
TELEPHONE RISER
TELEPHONE POLE
UNDERGROUND CABLE TV
OVERHEAD CABLE TV
CABLE TV RISER
GAS LINE
GAS MARKER
TRAFFIC MANHOLE
STEAM MANHOLE
UTILITY POLE
GUY WIRE
UNDERGROUND FIBER OPTIC
UNDERGROUND GAS LINE
Smith Neubecker & Associates, Inc.
JOB TITLE
ALTA/ACSM LAND TITLE SURVEY FOR
REVISIONS
BY
DATE
ED&RD
LAH
Copyright Smith Neubecker & Associates, Inc. All Rights Reserved

j:\2999\cadd\lts.sht Oct. 20, 2000 06:19:56

[illegible] Commissioners [illegible]
[illegible] 1869 [illegible]
[illegible]

Seminary out lot No 45 Bloomington Ind

Commenced at a Stone 13 poles South of the N E corner of Seminary out lot No 45 T 8 R 1 West and ran S 4½° E 17 poles and 6 links and established Corner A by planting a brick thence S 85½° W 20 poles to corner B then commenced at a post 20 poles west of the N E corner of Seminary out lot No 45 Bloomington Ind and ran S 4½° E 20 poles and 6 links to corner B set a stone and established witness trees

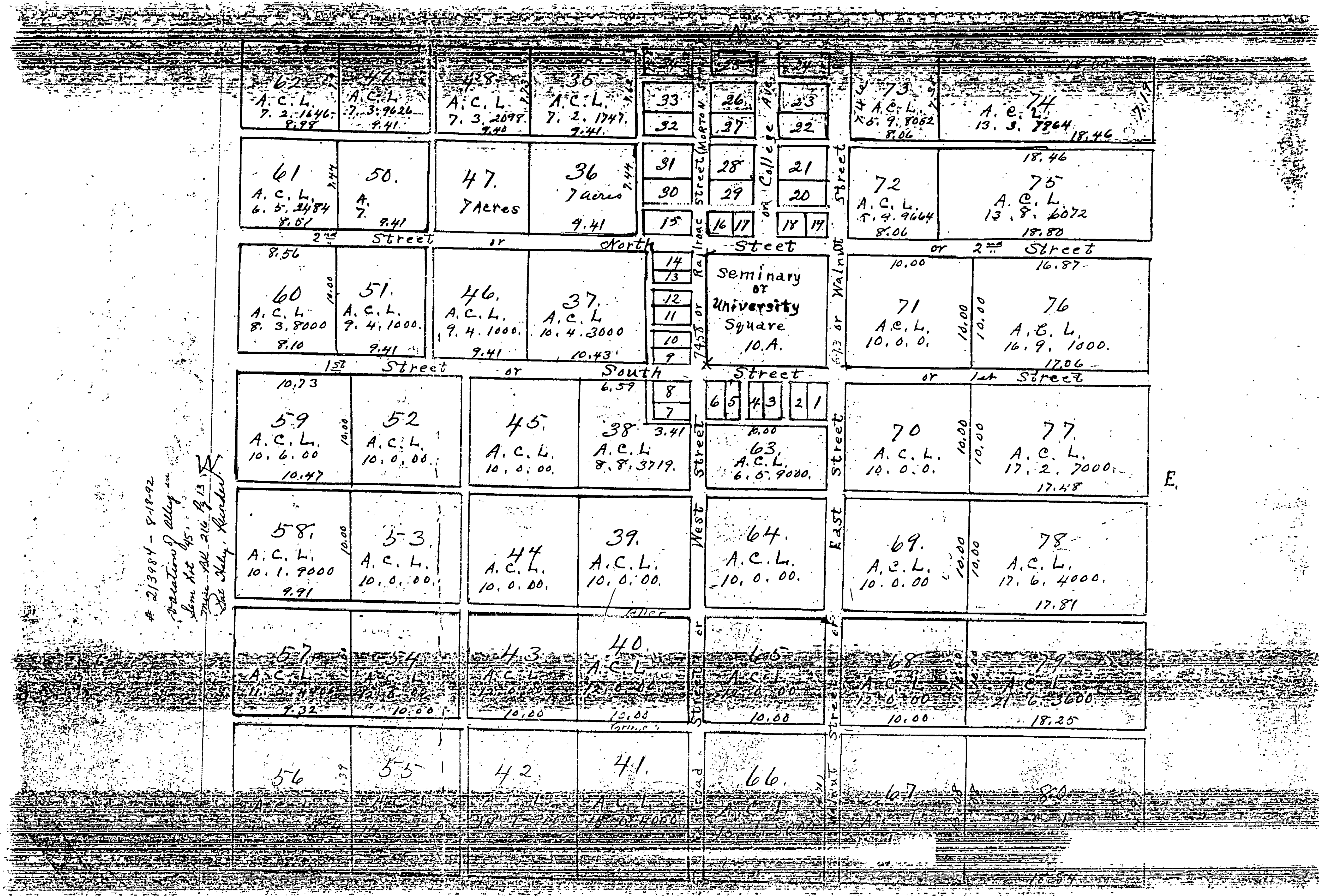
Corner B witness trees wild cherry 18 inches West 3½ links distant

corner B witness wild cherry 15 inches S 82° W 18 2/8 links distant

Professor M M Campbell and Stephen McPhetridge } Chain bearers Sworn
January the 11th 1870

E M K Buskirk
Surveyor of Monroe County

The above Survey was done in compliance with the following notice which was served and and returned in witness [illegible]



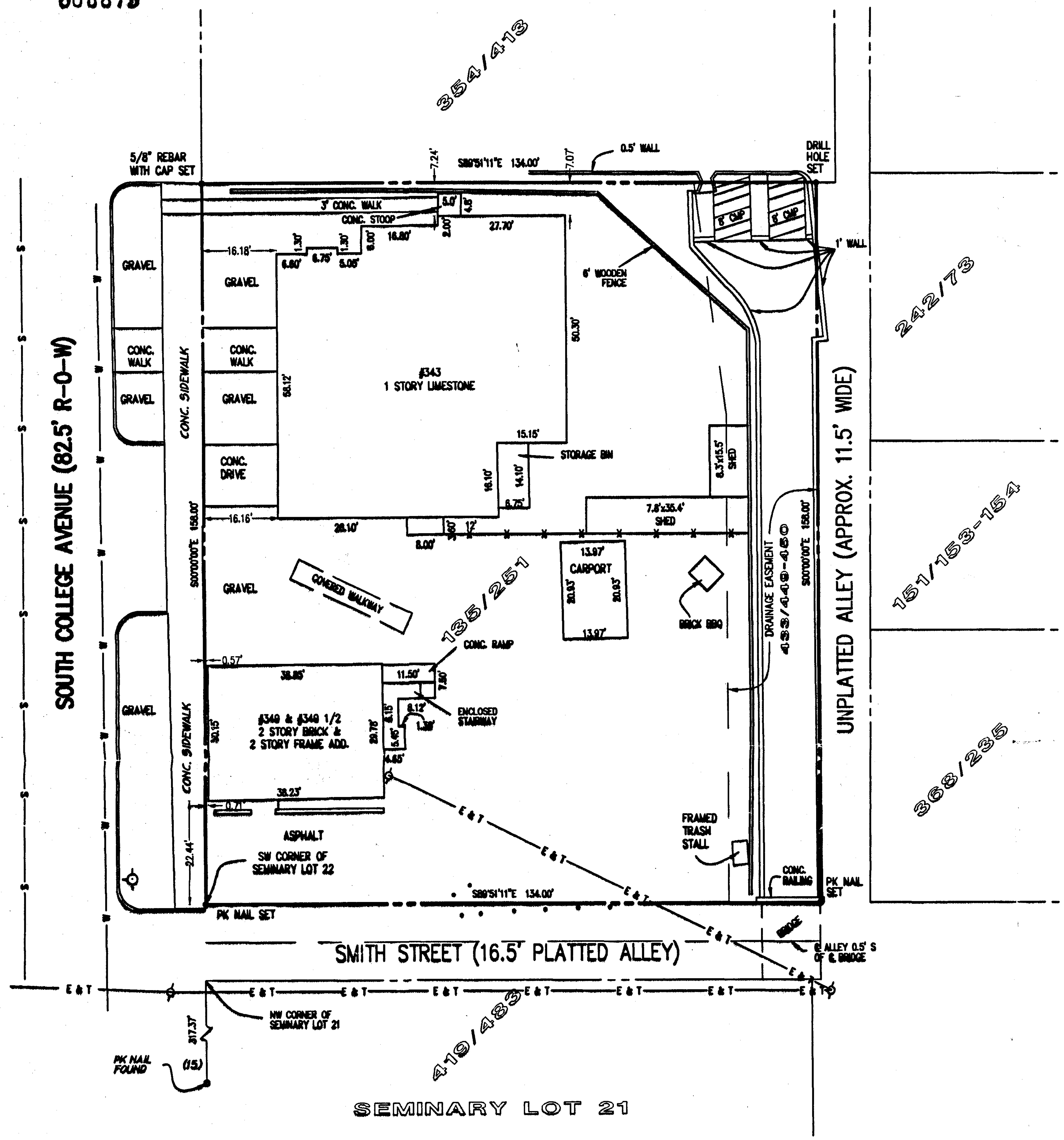
N
W
E
62
A. C. L.
7. 2. 1646
8.98
49
A. C. L.
7. 3. 9626
9.41
48
A. C. L.
7. 3. 2098
7.40
35
A. C. L.
7. 2. 1747.
9.41
33
32
26
27
23
22
25
24
73
A. C. L.
5. 9. 8062
8.06
74
A. C. L.
13. 3. 7864
18.46
7.19
61
A. C. L.
6. 5. 2484
8.51
7.44
50.
A.
7.
9.41
47.
7 Acres
36
7 acres
9.41
31
30
15
28
29
16
17
21
20
18
19
72
A. C. L.
5. 4. 9664
8.06
18.46
75
A. C. L.
13. 8. 6072
18.80
2nd Street or North Steet or 2nd Street
8.56
60
A. C. L.
8. 3. 8000
8.10
10.00
51.
A. C. L.
9. 4. 1000.
9.41
46.
A. C. L.
9. 4. 1000.
9.41
37.
A. C. L.
10. 4. 3000
10.43
14
13
12
11
10
9
Seminary or University Square 10. A.
10.00
71
A. C. L.
10. 0. 0.
10.00
16.87
76
A. C. L.
16. 9. 1000.
17.06
1st Street or South Street or 1st Street
10.73
59
A. C. L.
10. 6. 00
10.47
52
A. C. L.
10. 0. 00.
45.
A. C. L.
10. 0. 00.
6.59
38
A. C. L.
8. 8. 3719.
3.41
8
7
6 5 4 3 2 1
10.00
63.
A. C. L.
6. 5. 9000.
70
A. C. L.
10. 0. 0.
77.
A. C. L.
17. 2. 7000.
17.48
58.
A. C. L.
10. 1. 9000
9.91
53.
A. C. L.
10. 0. 00.
44
A. C. L.
10. 0. 00.
39.
A. C. L.
10. 0. 00.
64.
A. C. L.
10. 0. 00.
69.
A. C. L.
10. 0. 00
78.
A. C. L.
17. 6. 4000.
17.81
Alley
57
A. C. L.
11. 0. 4800
9.32
54
A. C. L.
10.00
43
A. C. L.
10.00
40.
A. C. L.
10.00
65
A. C. L.
10.00
68
A. C. L.
12. 0. 00
10.00
79
A. C. L.
21. 6. 3600
18.25
56
55
42
41.
66
67
80
18.54
Railroad Street or West Street or Morton St.
College Ave.
Walnut Street or East Street

213984 - 8-18-92
Vacation of alley in
Sem Lot 45,
Misc Bk 216 Pg 13
Pat Kelly, Recorder

18⁰⁰ CA

Book 4 Pg 37 (Survey Cab 1 Drawer 1)

608873


354/413
5/8" REBAR WITH CAP SET
7.24'
S89°51'11"E 134.00'
7.07'
0.5' WALL
DRILL HOLE SET
3' CONC. WALK
CONC. STOOP
5.0'
4.5'
2.00'
27.70'
16.80'
6.00'
1.30'
5.05'
6.75'
6.60'
1.30'
16.18'
6' WOODEN FENCE
8' CMP
8' CMP
1' WALL
GRAVEL
CONC. WALK
GRAVEL
CONC. SIDEWALK
GRAVEL
CONC. WALK
GRAVEL
CONC. DRIVE
58.12'
#343
1 STORY LIMESTONE
50.30'
15.15'
STORAGE BIN
16.10'
14.10'
6.75'
8.3'x15.5' SHED
7.8'x35.4' SHED
16.16'
28.10'
8.00'
3.60'
12'
S00°00'00"E 158.00'
SOUTH COLLEGE AVENUE (82.5' R-O-W)
GRAVEL
COVERED WALKWAY
135/251
13.97'
CARPORT
20.93'
20.93'
13.97'
BRICK BBQ
DRAINAGE EASEMENT
433/449-450
S00°00'00"E 158.00'
UNPLATTED ALLEY (APPROX. 11.5' WIDE)
242/73
151/153-154
368/235
CONC. RAMP
0.57'
38.85'
11.50'
7.50'
8.12'
1.38'
ENCLOSED STAIRWAY
#349 & #349 1/2
2 STORY BRICK &
2 STORY FRAME ADD.
30.15'
20.78'
6.15'
5.45'
4.65'
38.23'
0.71'
GRAVEL
ASPHALT
22.44'
SW CORNER OF SEMINARY LOT 22
E & T
FRAMED TRASH STALL
CONC. RAILING
PK NAIL SET
S89°51'11"E 134.00'
PK NAIL SET
BRIDGE
℄ ALLEY 0.5' S OF ℄ BRIDGE
SMITH STREET (16.5' PLATTED ALLEY)
NW CORNER OF SEMINARY LOT 21
317.37'
PK NAIL FOUND
(15)
419/483
SEMINARY LOT 21

SOURCE OF TITLE: 135/251
BASIS OF BEARING: SURVEY OF 327 S. COLLEGE AVE. (survey book 4, page 15)
ZONING: CG = GENERAL COMMERCIAL
DDOO = DOWNTOWN DEVELOPMENTAL OPPORTUNITY OVERLAY

20 0 20 40
Scale 1" = 20 ft

REPORT OF SURVEY

In accordance with Title 865, Chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in surveyed property lines.

The following procedures were used to establish the subject property lines.

1. The west line of the subject parcel was established by a previous survey by this company that was recorded in Survey Book 4, page 15.
2. The north line of the subject parcel was established at deed distance (354/413) from the south line of the survey mentioned in item 1.
3. The east and south lines were established at deed distance from the previously established north and west lines.

Uncertainties in the boundary positions may result from any or all of the following factors:

A. Availability and Condition of Reference Monuments

Location and condition of monument are shown on the plat. Monuments are in good condition unless otherwise noted.

B. Ambiguities in Record Description

The deeds to the east leave a gap between the east line of the subject parcel where an unplatted physical alley exists. This gap varies from 8 to 12 feet depending on east-west deed dimensions.

C. Inconsistencies in Lines of Occupation

Generally, occupation lines fit with the deed lines.

D. Theoretical Uncertainty

Due to random errors caused by survey instrument precision and survey field methods used, the theoretical uncertainty of all points in this survey is 0.10 feet, which meets the requirements of a Class "A" survey as defined in the survey standards. This means that the actual field position of all points in this survey is within this uncertain distance from the theoretical point locations as shown on the survey plat.

LEGEND

PROPERTY LINE	——— — — ———
EASEMENT LINE	— — — — — —
OVERHEAD ELECTRIC LINE	— — —E— — —
OVERHEAD TELEPHONE LINE	— — —T— — —
WATER LINE	— — —W— — —
SANITARY SEWER LINE	— — —S— — —
FENCE	—×——×——×—
DEED RECORD BOOK AND PAGE	407/32
FOUND	FD
DEED	D
MEASURED	M
UTILITY POLE	○
FIRE HYDRANT	⊕

OLD LEGAL DESCRIPTION (135/251)

A part of Seminary Lot Number Twenty-two (22) in the City of Bloomington, Indiana, described as follows:

Beginning at the Southwest corner of said Seminary Lot Number Twenty-two (22), thence running North over and along the West line of said Seminary Lot Number Twenty-two (22) a distance of One Hundred Fifty-eight (158) feet, thence running East for a distance of One Hundred Thirty-four (134) feet, thence running South for a distance of One Hundred Fifty-eight (158) feet, thence running West a distance of One Hundred Thirty-four (134) feet to the place of beginning.

NEW LEGAL DESCRIPTION

A part of Seminary Lot Number Twenty-two (22) in the City of Bloomington, Indiana, described as follows:

Beginning at the Southwest corner of said Seminary Lot Number Twenty-two (22), thence running North 00 degrees 00 minutes 00 seconds West over and along the West line of said Seminary Lot Number Twenty-two (22) a distance of One Hundred Fifty-eight (158.00) feet, thence running South 89 degrees 51 minutes 11 seconds East for a distance of One Hundred Thirty-four (134.00) feet, thence running South 00 degrees 00 minutes 00 seconds East for a distance of One Hundred Fifty-eight (158.00) feet, thence running North 89 degrees 51 minutes 11 seconds West a distance of One Hundred Thirty-four (134.00) feet to the place of beginning, containing 0.49 acres, more or less.

RECORDED
A.M. 10:10 P.M.
JUN 04 1996
Jim Allen
RECORDER MONROE CO., IN

I hereby certify to Bank One, Bloomington, NA, and Fidelity National Title Insurance Company that this plat represents a Class "A" survey performed in accordance with survey standards set forth in Title 865, Chapter 12 of the Indiana Administrative Code and with the MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS. In witness thereof I hereunto attach my hand and seal this 10th day of May, 1996.

Richard E. Waltrip
Richard E. Waltrip
Indiana L.S. 29500010

May 10th, 1996
Date

RICHARD E. WALTRIP
No LS29500010

RICHARD E. WALTRIP, LS29500010

343 S. COLLEGE AVE.
PART OF THE WEST HALF
OF SEMINARY LOT 22
CITY OF BLOOMINGTON

PLAT OF SURVEY

OWNER: MARY GLODYNE EASTON

DRAWING NO. 519629
SHEET 1 of 1

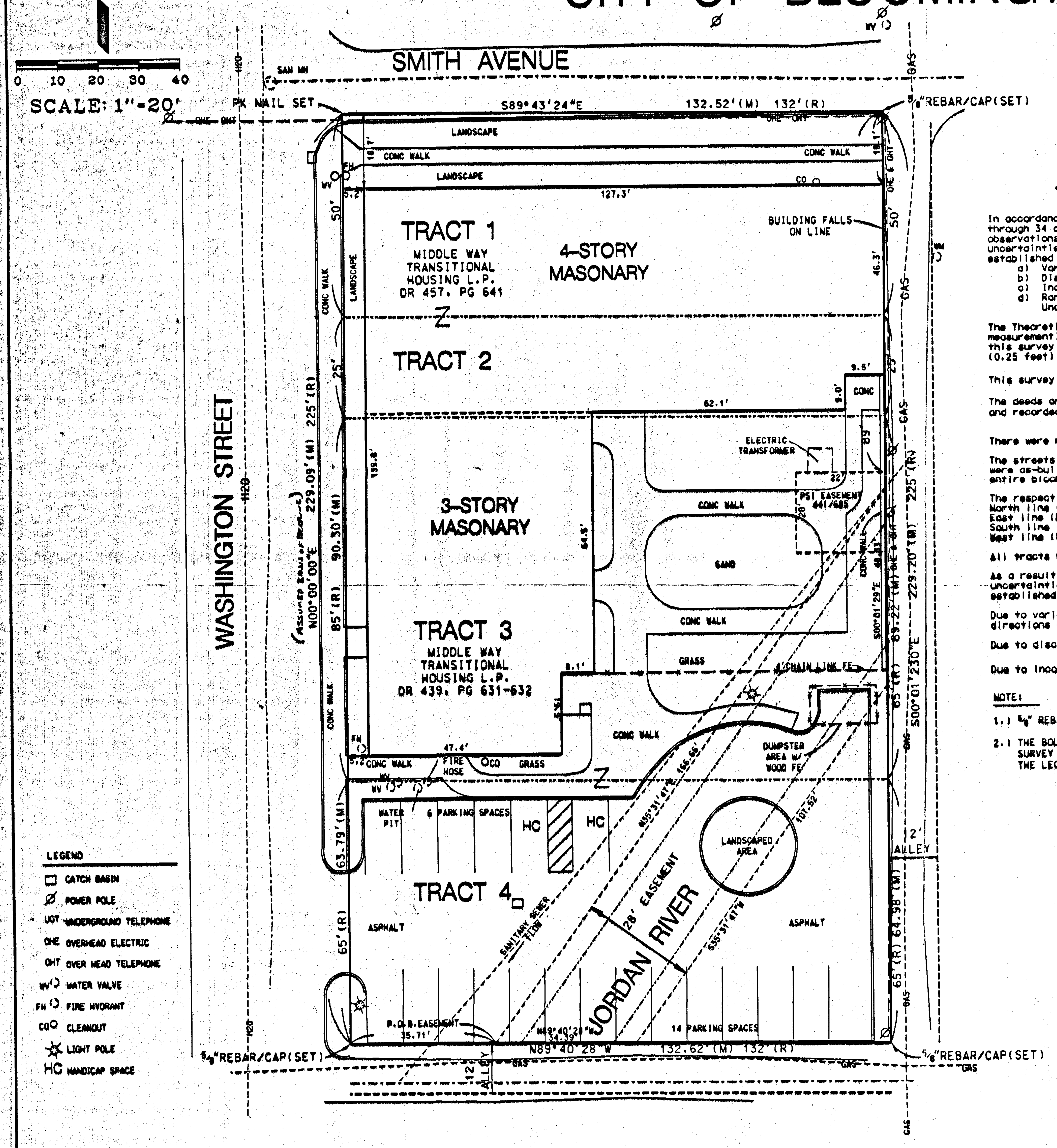
PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404 (812)332-8030

LAND TITLE SURVEY
PART OF SEMINARY LOT 72
CITY OF BLOOMINGTON, INDIANA

BOOK 4 PAGE 505

805648

RECORDED
A.M. ____ P.M. 2:20
MAR 3 0 1998
Jim Fielder
RECORDER MONROE CO., IN


N
0 10 20 30 40
SCALE: 1"=20'
SMITH AVENUE
SAN MH
PK NAIL SET
S89°43'24"E
132.52'(M) 132'(R)
5/8"REBAR/CAP(SET)
OHE OHT
LANDSCAPE
CONC WALK
LANDSCAPE
CO
WV
FH
5.2'
18.7'
18.1'
127.3'
OHE & OHT
TRACT 1
MIDDLE WAY TRANSITIONAL HOUSING L.P.
DR 457, PG 641
4-STORY MASONARY
BUILDING FALLS ON LINE
50'
46.3'
GAS
CONC WALK
LANDSCAPE
TRACT 2
25'
9.5'
9.0'
CONC
62.1'
WASHINGTON STREET
(ASSUMED BEARING OF RECORD)
N00°00'00"E
229.09'(M) 225'(R)
90.30'(M)
85'(R)
139.8'
64.5'
3-STORY MASONARY
ELECTRIC TRANSFORMER
22'
PSI EASEMENT 441/685
20'
CONC WALK
SAND
CONC WALK
GRASS
4' CHAIN LINK FE
S00°01'29"E
48.83'
89.22'(M)
229.20'(M) 225'(R)
S00°01'30"E
85'(R)
TRACT 3
MIDDLE WAY TRANSITIONAL HOUSING L.P.
DR 439, PG 631-632
8.1'
15.5'
CONC WALK
FH
47.4'
5.2
CONC WALK
FIRE HOSE
CO
GRASS
WV
DUMPSTER AREA W/ WOOD FE
N35°31'47"E 166.66'
107.52'
WATER PIT
6 PARKING SPACES
HC
HC
LANDSCAPED AREA
12'
ALLEY
63.79'(M)
65'(R)
TRACT 4
ASPHALT
SANITARY SEWER FLOW
28' EASEMENT
JORDAN RIVER
S35°31'47"W
ASPHALT
65'(R) 64.98'(M)
P.O.B. EASEMENT 35.71'
N89°40'28"W 34.39'
14 PARKING SPACES
N89°40'28"W
132.62'(M) 132'(R)
5/8"REBAR/CAP(SET)
5/8"REBAR/CAP(SET)
12' ALLEY
GAS
H20
LEGEND
CATCH BASIN
POWER POLE
UGT UNDERGROUND TELEPHONE
OHE OVERHEAD ELECTRIC
OHT OVER HEAD TELEPHONE
WV WATER VALVE
FH FIRE HYDRANT
CO CLEANOUT
LIGHT POLE
HC HANDICAP SPACE

Field inspection performed March, 1998.

REPORT OF SURVEY
Job #151

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation and;
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of the Middle Way House.

The deeds are in the name of Middle Way Transitional Housing L.P. and recorded in DR 457, PG 641 and DR 439, PG 631-632.

There were no overlaps or gaps between the record deeds.

The streets (Washington, Lincoln, Second and Smith Avenue) were as-built to determine the property lines. A search of the entire block produced no evidence of previous corners set.

The respective lines of the block measured as follows:
North line (along Smith Avenue): 299.14 (M) vs. 298.00 (R).
East line (Lincoln Street): 488.89 (M) vs. 488.00 (R).
South line (Second Street): 299.60 (M) vs. 298.00 (R).
West line (Washington Street): 490.21 (M) vs. 488.00 (R).

All tracts were prorated based on the above measurements.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: 0.25 feet in all directions on all corners.

Due to discrepancies in the record descriptions: none.

Due to inconsistencies in lines of occupation: none.

NOTE:

1.) 5/8" REBAR/CAP SET STAMPED BLEDSOE TAPP PC50920004.

2.) THE BOUNDARIES FOR THIS SURVEY WERE BASED ON A PREVIOUS SURVEY BY BLEDSOE TAPP & RIGGERT DATED MAY 6 th, 1993, AND THE LEGAL DESCRIPTION

DESCRIPTIONS OF RECORD PER RECORDED DEEDS

TRACT 1

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the North line of said Seminary Lot, 334 feet East of the Northwest corner of said Seminary Lot; running thence East 132 feet to the alley, thence South 50 feet; thence West 132 feet; thence North 50 feet to the place of beginning.

TRACT 2

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point 50 feet South of the North line of said Lot 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Lot 72; running thence South with the East line of said Washington Street 25 feet; thence East 132 feet; thence North 25 feet; thence West 132 feet to the place of beginning.

TRACT 3

Part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

TRACT 4

Part of Seminary Lot Number 72 in the City of Bloomington Indiana, bound as follows: Beginning at a point that is 334.0 feet East, on the East line of South Washington Street and 160.0 feet, more or less, South of the NOrthwest corner of the said Seminary Lot Number 72, said point being due West of the Southwest corner of a two story building; thence South 65.0 feet, more or less, to the North line of an alley as platted in Allens Subdivision of a part of Seminary Lot Number 72; thence East over and along the North line of said alley for a distance of 132.0 feet and to the West line of a platted alley; thence North over and alone the West line of the said alley for a distance of 65.00 feet, more or less, to a point due East of the Southeast corner of a two story building; thence West for a distance of 132.0 feet to the point of beginning.

The above described property being the same property as described in Schedule A of Lawyers Title Insurance Corporation Policy No. 136-00-939878 as follows:

DESCRIPTION
Job #2091

A part of Seminary Lot Number 72 in the City of Bloomington, Indiana, more particularly described as follows:

BEGINNING at a P.K. nail being on the North line of said Lot Number 72, a distance of 334.00 feet East of the Northwest corner of said Lot Number 72; thence South 89 degrees 43 minutes 24 seconds East, 132.52 feet to a 5/8 inch rebar; thence South 00 degrees 01 minutes 30 seconds East, 229.20 feet to a 5/8 inch rebar; thence North 89 degrees 40 minutes 28 seconds West, 132.62 feet to a 5/8 inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 229.09 feet to the point of beginning, containing 0.70 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Per Community Panel Number 180169 0025 C, dated June 17, 1991, this property is not located in a flood hazard area.

Easement shown are per Lawyers Title Insurance Corperation, File Number 250-97, June 10, 1997, Policy #136-00-939878.

To First Mortgage Bank, Lehman, Middle Way Transitional Housing L.P., Lawyers Title Insurance Corporation, its sucessors and assigns that this map or plat and the survey on which it is based were made (I) in accordance with "Minimum Standard Detail Requirements of ALTA/ACSM Land Title Survey" jointly established and adopted by ALTS and ACSM in 1992, and includes No. Items of Table A thereof, and (II) pursuant to the Accuracy Standards (as certification) of a "Rural" Survey.

Dated: 3/10/98

Signed:
Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

No. LS80900014

PREPARED BY: Bledsoe Tapp & Riggert 359 Landmark Avenue, BLOOMINGTON, IN 47404 (812) 336-8277

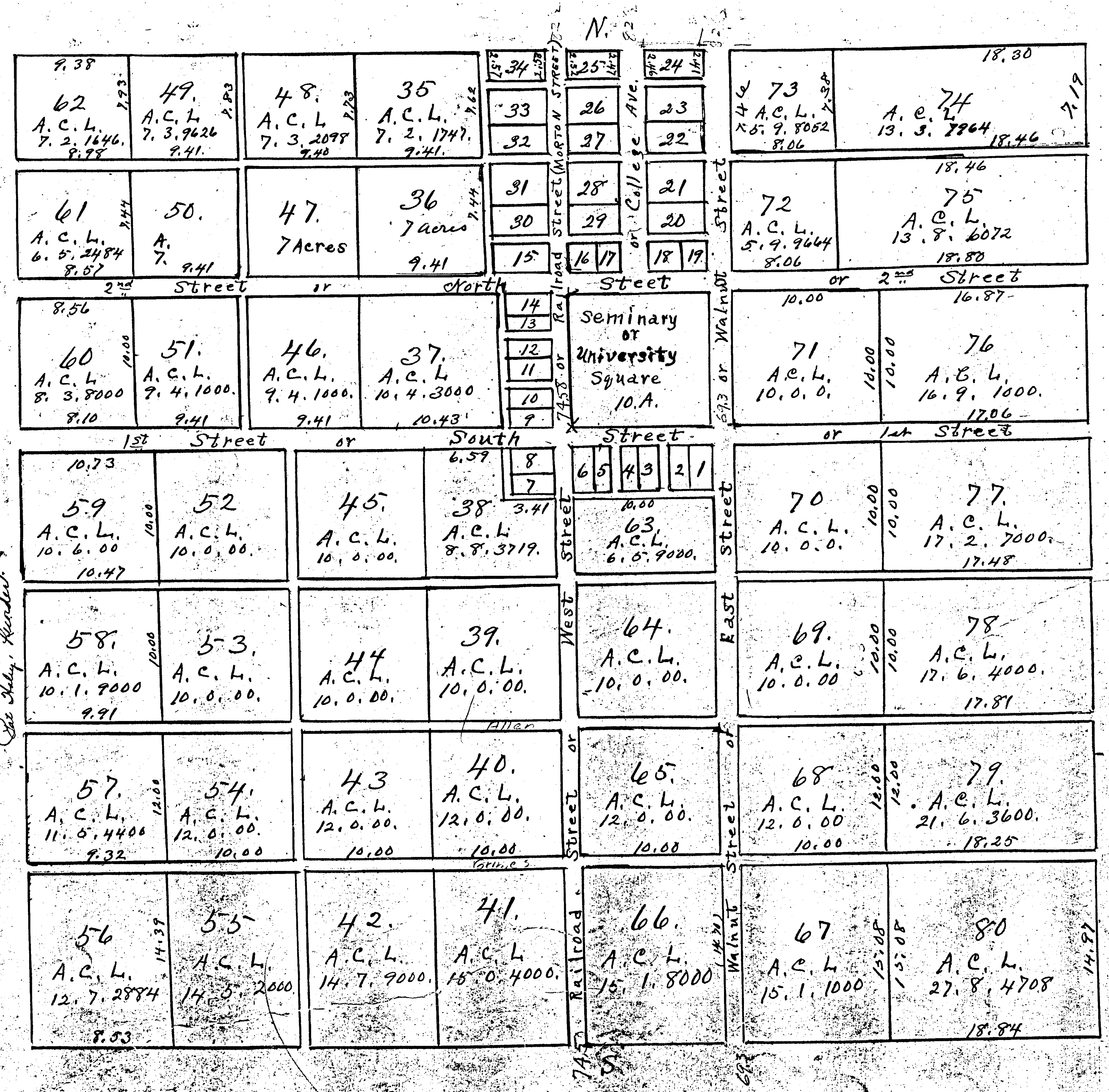
JOB NO. 2091 (151)

PB5

PLAT OF SEMINARY SQUARE AND SEMINARY LOTS.

Copied from Deed Book A. page 55.

101989 - Easement
Bk 384 Pg 146
2-20-91 Pat Kelley Rec.

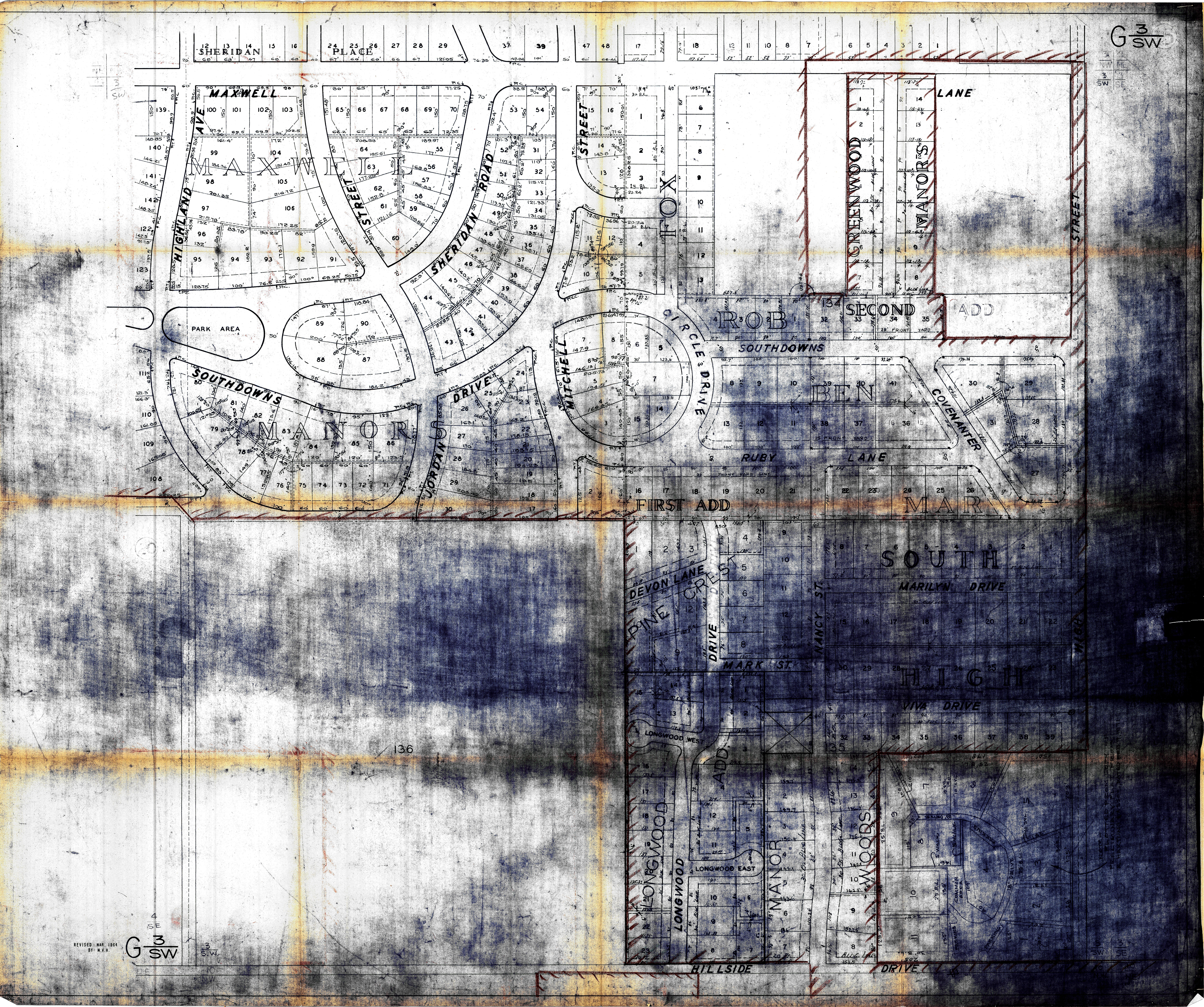


N.
S.
W.
E.
2nd Street or North Street or 2nd Street
1st Street or South Street or 1st Street
Railroad Street or Morton Street
College Ave.
Walnut Street
West Street or Railroad Street
East Street or Walnut Street
Seminary or University Square 10.A.
Allen
Grimes
74.58
69.3
62 A.C.L. 7.2.1646.
49. A.C.L. 7.3.9626
48. A.C.L. 7.3.2098
35 A.C.L. 7.2.1747.
73 A.C.L. 5.9.8052
74 A.C.L. 13.3.7964
61 A.C.L. 6.5.2484
50. A. 7.
47. 7 Acres
36 7 acres
72 A.C.L. 5.9.9664
75 A.C.L. 13.8.6072
60 A.C.L. 8.3.8000
51. A.C.L. 9.4.1000.
46. A.C.L. 9.4.1000.
37. A.C.L. 10.4.3000
71 A.C.L. 10.0.0.
76 A.C.L. 16.9.1000.
59 A.C.L. 10.6.00
52 A.C.L. 10.0.00.
45. A.C.L. 10.0.00.
38 A.C.L. 8.8.3719.
63 A.C.L. 6.6.9000.
70 A.C.L. 10.0.0.
77. A.C.L. 17.2.7000.
58. A.C.L. 10.1.9000
53. A.C.L. 10.0.00.
44 A.C.L. 10.0.00.
39. A.C.L. 10.0.00.
64. A.C.L. 10.0.00.
69. A.C.L. 10.0.00
78 A.C.L. 17.6.4000.
57. A.C.L. 11.5.4400
54. A.C.L. 12.0.00.
43 A.C.L. 12.0.00.
40. A.C.L. 12.0.00.
65. A.C.L. 12.0.00.
68 A.C.L. 12.0.00
79. A.C.L. 21.6.3600.
56 A.C.L. 12.7.2884
55 A.C.L. 14.5.2000
42. A.C.L. 14.7.9000.
41. A.C.L. 15.0.4000.
66. A.C.L. 15.1.8000
67 A.C.L. 15.1.1000
80 A.C.L. 27.8.4708
34 33 32 31 30 15 14 13 12 11 10 9 8 7
25 26 27 28 29 16 17
24 23 22 21 20 18 19
6 5 4 3 2 1

213984 - 8-18-92
Vacation of alley in
Sem Lot 45
misc Bk 216 Pg 13
Pat Kelley, Recorder.

P. S. The late names given to the Streets in the above Plat (written with red ink) are not to be found in the Original Plat, from which the above is copied.

W. H. Jones,
R. M. C.


G 3/SW
SHERIDAN PLACE
MAXWELL
HIGHLAND AVE
MAXWELL MANORS
STREET
SHERIDAN ROAD
STREET
FOX
GREENWOOD MANORS
LANE
STREET
PARK AREA
SOUTHDOWNS
ROB SECOND ADD
CIRCLE DRIVE
SOUTHDOWNS
MITCHELL
BEN
COVENANTER
JORDAN DRIVE
SOUTHDOWNS MANORS
RUBY LANE
FIRST ADD
MAR
DEVON LANE
PINE CREST DRIVE
NANCY ST.
SOUTH
MARILYN DRIVE
MARK ST.
HIGH
VIVA DRIVE
HIGH
LONGWOOD WEST
136
ADD.
LONGWOOD
LONGWOOD
LONGWOOD EAST
MANOR
WOODS
HILLSIDE
DRIVE
4/SE
REVISED: MAR. 1964
BY: M.V.H.
G 3/SW
3/S.W.
3/SW
3/SE
NW 3/SW SE

END OF DOCUMENT